

Present: Chairman Ronald Sherlock, Peter Brazaitis, Todd Ouellette, Anne Marie Buonocore, Alternates Robert Lavoie, Amy Calabrese and Land Use Coordinator Polly Redmond  
Absent: Nancy LaGanga and Judith Pleau

1. **OPEN MEETING – ESTABLISH QUORUM.**

Chairman Sherlock called the meeting to order at 7:00 p.m. All regular members present are seated.

2. **APPROVE MINUTES OF PREVIOUS MEETING: 1/24/11.**

P. Brazaitis **motioned** to approve the minutes of the previous meeting, seconded by A. Buonocore. Motion passed unanimously with R. Lavoie refraining from vote due to his absence at that meeting.

3. **FRANK MORTON – APPLICATION FOR 24' X 28' GARAGE, 579 PLYMOUTH ROAD.**

Mr. Morton is present. Site plans by Meyer Associates, P.C., Waterbury, CT dated 11/1/10 showing proposed garage addition are reviewed. The structure will be located approximately 115 feet from wetlands on the property. IWWC approval has been received and TAHD approval has been received with condition that no plumbing be installed. P. Brazaitis **motioned** to approve the application with two conditions: (1) that no plumbing be installed and that an as-built be provided after completion of the project. A. Buonocore seconded the motion and it passed unanimously.

4. **HENRY BLAZUK – APPLICATION FOR 18' X 25' GREAT ROOM AND 14' X 28' ADDITIONAL GARAGE BAY, 65 WAKE ROBIN LANE. VARIANCE REQUIRED FOR GREAT ROOM.**

Plans by Robert Green Associates, Terryville, CT titled Zoning Location Survey Plot Plan for additions dated 1/26/11 are reviewed. A 9.5' variance for a side yard is needed and the applicant will file an application for ZBA. P. Brazaitis **motioned** to deny the application as it does not meet a side yard setback, seconded by A. Buonocore. Motion passed unanimously.

5. **COMPLAINTS/ENFORCEMENT ACTIONS:**

**GRJH, SITE PLAN COMPLIANCE MATTER, SUNOCO GAS STATION, BIRGE PARK ROAD.**

No discussion. No report has been received by the ZEO as there is nothing to report. IWWC is still awaiting the submission of a site plan.

6. **ANY OTHER BUSINESS.**

None.

7. **CORRESPONDENCE.**

Letter received from Atty. Steve Byrne informing the commission that appellate briefs have been filed by both parties in the case of Lucas v. HZC. Atty. Byrne will keep the commission informed on future developments.

8. **INVOICES.**

Invoices from Atty. Byrne received. Invoice dated 1/3/11 in the amount of \$255.00 and Invoice dated 2/1/11 in the amount of \$1065.00. P. Brazaitis **motioned** to approve the 1/31/11 invoice, seconded by A. Calabrese. A. Buonocore **motioned** to approve the 2/1/11 invoice, seconded by P. Brazaitis. Both motions passed unanimously.

9. **ADJOURN.**

A. Buonocore **motioned** to adjourn the meeting at 7:20 p.m., seconded by A. Calabrese. Motion passed unanimously.

Respectfully Submitted,

Polly Redmond, Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON, CT  
ON 3-3-11 AT 11:36 AM  
ATTEST: PATRICIA K. WILLIAMSEN, TOWN CLERK