

ZONING COMMISSION MEETING

MONDAY, AUGUST 8, 2011

TOWN HALL 7:00 P.M.

Present: Chairman Ronald Sherlock, Peter Brazaitis, Nancy LaGanga, Anne Marie Buonocore, Todd Ouellette, Alternate Member Amy Calabrese, Alternate Member Robert Lavoie and Land Use Coordinator Polly Redmond.

Absent: Alternate Member Judith Pleau and ZEO Karen Nelson

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Sherlock called the meeting to order at 7:01 p.m. All regular members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 7/25/11.

P. Brazaitis **motioned** to approve the minutes of the previous meeting with note that A. Calabrese was absent at the meeting. Motion seconded by A. Buonocore and passed unanimously with N. LaGanga, T. Ouellette, A. Calabrese and R. Lavoie refraining from vote due to their absence at the 7/25/11 meeting.

3. JOHN & DENISE MALARNEY – AFTER THE FACT APPLICATION FOR SHED, 569 HILL ROAD.

Mr. Malarney is present. Zoning Commissioners approved the application at their 7/11/11 meeting giving authority to LUC Redmond to sign off on the application once TAHD approval had been received. Mr. Malarney submits TAHD approval and the application is signed off on.

4. WILLIAM & EMILY STARR – AFTER THE FACT APPLICATION FOR SHED, 328 BIRGE PARK ROAD.

No one is present to represent.

5. GARY GIORDANO FOR WILLIAM PALOMBA – APPLICATION FOR SINGLE FAMILY DWELLING, 194 DELAY ROAD.

No one is present to represent.

6. GRJH, INC./SUNOCO GAS STATION – APPLICATION FOR MODIFICATION TO APPROVED SITE PLAN, 207 BIRGE PARK ROAD.

No one is present to represent. P. Brazaitis **motioned** that ZEO Nelson is to send certified letter to GRJH representatives notifying them to attend the next Zoning meeting on 8/22/11 and that if there is no representation, discussions will begin on enforcement actions. A. Buonocore seconded the motion and it passed unanimously.

7. COMPLAINTS/ENFORCEMENT ACTIONS.

No report from ZEO Nelson.

8. ANY OTHER BUSINESS.

A. Buonocore questions whether the Board of Selectmen were notified of the Zoning Commission's desire to have the ZEO work regular offite hours (4 hours per week). A. Buonocore **motioned** to have LUC Redmond send a letter to the BOS informing them of this and asking that agreeable set hours be discussed with ZEO Nelson and that hours become effective as soon as possible. T. Ouellette seconded the motion and it passed unanimously.

T. Ouellette states he was not at the last Zoning meeting but understands there was discussion with ZEO Nelson and commissioners regarding unpermitted signs. He had heard that the ZEO mentioned his sign placed on the Stone property, South Road, where he had done hydro seeding and that it should be removed since work is

complete. T. Ouellette makes mention of many other signs in town that are unpermitted and that if he is instructed to remove his sign then each and every unpermitted sign must also be ordered removed. He also notes that the ZEO has not received any written complaint regarding the sign and that this commission agreed to a procedure that in order for her to act, written complaints must be made. Chairman Sherlock agrees that the ZEO should be more diligent and consistent with her orders to remove signs. Chairman Sherlock notes that perhaps the Economic Development Committee should appear before this commission to discuss signage as this commission understands the importance of advertising, especially in these hard economic times. ZEO Nelson is asked to attend the meeting also.

9. **CORRESPONDENCE.**

None.

10. **INVOICES.**

None.

11. **ADJOURN.**

P. Brazaitis **motioned** to adjourn the meeting at 7:45 p.m., seconded by N. LaGanga. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON, CT
ON 8-10-11 AT 2:22 PM
ATTEST: PATRICIA K. WILLIAMSEN, TOWN CLERK