

**HARWINTON ZONING COMMISSION MEETING**  
**MONDAY, FEBRUARY 27, 2017**  
**HARWINTON TOWN HALL      7:00 P.M.**

Present: Chairwoman Michelle Rewenko, Deborah Kovall, Cynthia Kasey and Land Use Coordinator Polly Redmond  
Absent: Daniel Thurston, Matthew Szydlo, Alternate Member Brooke Cheney and Alternate Member Don Truskauskas

**PLEDGE OF ALLEGIANCE**

**REGULAR MEETING**

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

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

**2. APPROVE MINUTES OF PREVIOUS MEETINGS: 1/23/17 AND 1/30/17 SPECIAL MEETING**

Approval of minutes for 1/23/17 meeting tabled due to lack of a voting quorum.

C. Kasey **motioned** to approve the minutes of 1/30/17, seconded by D. Kovall. Motion passed unanimously.

**3. PUBLIC COMMENT.**

None.

**4. MARK MIERZEJEWSKI – APPLICATION FOR 30' X 96' HIGH TUNNEL (GREEN HOUSE),  
230 WILDCAT HILL ROAD.**

No one is present to represent.

**5. GARY TARTAGLINO – APPLICATION FOR SINGLE FAMILY DWELLING, 29 COUNTY LINE  
ROAD.**

No one is present to represent.

C. Kasey **motioned** to amend the agenda to add Thomas Rotondo, 15 Meadow Lane, application for 25.2' x 32' addition to home, seconded by D. Kovall. Motion passed unanimously. Mr. Rotondo is present and provides a copy of a site plan prepared by Arthur Merani, Land Surveyor that shows the existing house, septic and other accessory buildings on the property. The proposed addition will be 51 feet to the left side property line. Distances to all other property lines exceed 200 feet. Mr. Rotondo has a full size boundary survey dated 1979 that he provides for viewing purposes only. IWWC and TAHD approvals have been received. C. Kasey **motioned** to approve the application, seconded by D. Kovall. Motion passed unanimously.

C. Kasey **motioned** to amend the agenda to add Liberty Liscomb, 765 South Road, application for 40' x 15' greenhouse, Assessors Map No. C2-02-0009, South Road. Ms. Liscomb is present and provides a copy of a site plan prepared by Douglas G. Little, Engineer and Land Surveyor, that is filed in the land records under Map 388. A written waiver request for an engineered plan is received along with a letter from Christopher Gemino, land owner, giving Ms. Liberty permission to make application. The greenhouse is proposed for agricultural purposes on a lot containing 4.35 acres where only a horse shed and well house are also located. The proposed green house will be located approximately 60 feet from the front property line. Distances to all other property lines exceed 100 feet. Ms. Liscomb is cautioned to be certain the greenhouse is exactly 60 feet, or more, from the front property line to meet the setback requirement of Section 5 in the Zoning Regulations. If the greenhouse does not meet the 60 foot setback once it is constructed, a variance would be required through the Zoning Board of Appeals and a hardship would have to be proven. No TAHD approval is required. IWWC approval has been received. D. Kovall **motioned** to grant the request for a waiver of an engineered plan, seconded by C. Kasey. D. Kovall **motioned** to approve the application, seconded by C. Kasey. Both motions passed unanimously.

**6. DISCUSSION – REVIEW ZONING ENFORCEMENT OFFICER APPLICATIONS.**

Four applications have been received in response to the publication of the open position for Zoning Enforcement Officer. Commissioners discuss each application and narrow the selection to two applications. Those applicants will be contacted and interviews will take place on Monday, March 6, 2017 at 6:00 p.m. in the town hall.

Members of the IWWC will be invited to attend and partake in the interview process.

**7. INFORMAL DISCUSSION - PROPOSED AMENDMENTS TO ZONING REGULATIONS FOR CLARIFICATION TO SECTION 6.5 KEEPING OF ANIMALS, SECTION 9.4 HOME OCCUPATIONS AND INFORMAL DISCUSSION ON REGULATIONS PERTAINING TO AFFORDABLE HOUSING. ALSO, PROPOSED REGULATION ALLOWING LAND USE COORDINATOR AUTHORITY TO SIGN OFF ON CERTAIN ZONING APPLICATIONS.**

No discussion.

The Commission will take up Item 5 at this time with the arrival of Gary Tartaglino, 29 County Line Road – application for single family dwelling.

Plans by Robert Green Associates, titled Zoning Location Survey, 1/30/17 are reviewed. IWWC and TAHD approvals have been received. No driveway permit is required as the paved driveway apron is already in place. Erosion control permit is on file. The property shall be served by city water. Chairwoman Rewenko states that any Zoning approval received for the construction of a house does not include any opinion on past or possible present contamination of this site where the former Mitral Corporation was located. D. Kovall **motioned** to approve the application, seconded by C. Kasey. Motion passed unanimously.

**8. COMPLAINTS/ENFORCEMENT ACTIONS.**

None.

**9. ANY OTHER BUSINESS.**

LUC Redmond requests that the Commission review the application of Item 4, Mark Mierzejewski, 230 Wildcat Hill Road, application for 30' x 96' high tunnel (green house) in spite of his absence. Commissioners agree and review a copy of a site plan where the green house is sketched in and also a copy of a Subdivision Map of the property under the name of Mastrobattisto dated 5/1/15 showing the existing house, septic and other accessory buildings on the property. The greenhouse will be located approximately 190 feet from the front yard property line and 180 feet from the side yard property line to the north. IWWC approval is on file. TAHD approval is not required. D. Kovall **motioned** to grant the request for a waiver of an engineered plan, seconded by C. Kasey. D. Kovall **motioned** to approve the application, seconded by C. Kasey. Both motions passed unanimously.

LUC Redmond informs Commissioners that a resident came in to the Land Use office seeking a letter be written giving town approval for him to operate internet sale of firearms in his Light Industrial zoned commercial building. The resident explained that the letter would be sent to the State of CT to inform them that the town is aware of the operation and that it is a permitted use. Commissioners are confused in that Zoning does not regulate internet use which can take place anywhere, not just in Harwinton. They question where inventory of firearms would be located, onsite or off premises, and whether shipping would take place out of the Harwinton location. The Commissioners ask that the resident appear before them in order to answer these and any other questions they might have.

\*Note from LUC. The resident returned to the office the following day clarifying that he wishes to open a gun retail shop from the property and not just internet sales. A Change of Use application should be filled out and brought before the Zoning Commission.

10. **CORRESPONDENCE.**

None.

11. **INVOICES.**

None.

12. **ADJOURN.**

C. Kasey **motioned** to adjourn the meeting at 8:00 p.m., seconded by D. Kovall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 3-1-17 AT 12:50 PM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK