

**ZONING COMMISSION MEETING**  
**MONDAY, SEPTEMBER 12, 2011**  
**TOWN HALL 7:00 P.M.**

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

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

Acting Chairman Peter Brazaitis called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate Member J. Pleau seated for Chairman Ron Sherlock.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 8/22/11.**

N. LaGanga **motioned** to approve the minutes of the previous meeting, seconded by J. Pleau. Motion passed unanimously with A. Buonocore refraining from voting due to her absence at the 8/22/11 meeting.

**3. VICTOR LAMONTAGNE – APPLICATION FOR 26' X 32' GARAGE, 103 BOGUE ROAD.**

Mr. Lamontagne is present. Plans by David Little dated 7/31/11 are reviewed. The property is located in a Town Residential zone, on a corner lot, and is serviced by sewer. IWWC signoff by LUC Redmond.

T. Ouellette **motioned** to approve the application, seconded by A. Buonocore. Motion passed unanimously.

**4. TERRANCE & RHEA O'CONNOR – APPLICATION FOR 18' X 39' X 28' L-SHAPED INGROUND POOL, 57 LILY POND LANE. REQUEST FOR WAIVER OF ENGINEERED PLAN.**

Mr. & Mrs. O'Connor are present along with Ron Nado of Sabrina Pool Company. A letter requesting a waiver of an engineered plan is on file. A site plan from 2002 titled Site Plan, Lot 7, Pond View Estates is reviewed against a sketch provided by the applicant that shows the proposed pool location. Side yard setback distance to the east is 43 feet, 180 feet to the west property line and 140 feet to the rear yard property line. TAHD approval is outstanding but the applicants have made application with them. IWWC signoff by LUC Redmond. N. LaGanga **motioned** to grant the request for a waiver of an engineered plan and to approve the application with the condition that TAHD approval is received. J. Pleau seconded the motion and it passed unanimously. Land Use Coordinator will sign off on the application once TAHD approval is received.

**5. ERNIE PETROVITS – APPLICATION FOR 120' X 60' BARN, 251 WILDCAT HILL ROAD.**

Mr. Petrovits is present along with Dennis McMorrow, P.E., Berkshire Engineering. Plans by Berkshire Engineering titled Site Plan & B100a review dated 7/21/11 are reviewed. The property contains 4.69+/- acres in a Country Residential zone on a corner lot. Site plans note that there are no wetlands within 150 feet of the proposed barn. IWWC signoff by LUC Redmond. Soil and erosion permit is on file. Driveway entrances exist off of Wildcat Hill Road and also off Mansfield Road. The existing driveway will be extended an additional 210 feet to the location of the proposed barn. Front yard setback to the north property line (Mansfield Road) is 65 feet and 85.9 feet to the west side yard property line. Mr. Petrovits states that cars and tractors will be kept in the building. T. Ouellette **motioned** to approve the application, seconded by J. Pleau. Motion passed unanimously.

**6. ROGER BOHAN – APPLICATION FOR SPECIAL PERMIT FOR HOME OCCUPATION – BOOKKEEPING, 24 BURLINGTON ROAD.**

Mr. Bohan is present and explains that he would like to make application for a home occupation to conduct bookkeeping in his home for his oil business, "Hook & Ladder Oil, LLC". His wife will be the bookkeeper with no other employees. No trucks shall be parked on the property. The application includes the construction of a sign that will be in compliance with Section 9.4.5 of the Zoning Regulations, being no larger than two square feet. Mr. Bohan will check with the DOT for information on location of the state's right of way so the proposed sign will not be in that right of way. J. Pleau **motioned** to accept the application and set a public hearing for Tuesday, October 11, 2011 at 7:00 p.m. in the town hall. N. LaGanga seconded the motion and it passed unanimously.

Item 9, Executive Session, is taken up at this time as Atty. Steve Byrne has arrived.

**Entered into Executive Session at 7:30 p.m. to discuss pending litigation in Lucas v. HZC.**

First Selectman Frank Chiaramonte, ZEO Karen Nelson and LUC Polly Redmond are invited to attend.

**Exited Executive Session at 7:50 p.m.**

**7. DISCUSS/REVIEW SIGN REGULATIONS, SECTION 11.**

LUC Redmond has distributed a copy of Torrington's regulations on signs. J. Pleau **motioned** to place item on the September 26, 2011 Zoning agenda for discussion. Commission members will review Torrington's sign regulations. N. LaGanga seconded the motion and it passed unanimously.

**8. DISCUSSION – POSSIBLE SET OFFICE HOURS FOR ZONING ENFORCEMENT OFFICER.**

The Board of Selectmen once again discussed possible office hours for the ZEO and determined that it was up to the Zoning Commission if they so desired set office hours for the ZEO. ZEO Nelson informs the commission that she works in three other towns and has administrative duties in addition to her enforcement duties to keep her busy. She explains that in order to give the Town of Harwinton set office hours she will have to change some hours in those other towns. She will attend the next Zoning meeting to offer a suggested schedule to work in Harwinton. LUC Redmond will request an email address for the ZEO from the Computer Committee. This information can be placed on the town's website and may be a quick way for residents to set up appointments with the ZEO. The ZEO's new email address will be: [zoningenforcementofficer@harwinton.us](mailto:zoningenforcementofficer@harwinton.us).

**9. EXECUTIVE SESSION – DISCUSS PENDING LITIGATION WITH ATTY. STEVE BYRNE RE: LUCAS VS. HARWINTON ZONING COMMISSION.**

See above.

**10. COMPLAINTS/ENFORCEMENT ACTIONS.**

GRJH is expected to make application at the next Zoning meeting on September 26, 2011.

ZEO Nelson informs the commission that she will stop by the TARGA I site off Mountain View Drive to inspect the property.

**11. ANY OTHER BUSINESS.** None.

**12. CORRESPONDENCE.** None.

**13. INVOICES.**

A. Buonocore **motioned** to approve the invoice of the ZEO for 19 hours (\$665.00) for work performed July through August, seconded by N. LaGanga. Motion passed unanimously.

**14. ADJOURN.**

T. Ouellette **motioned** to adjourn the meeting at 8:25 p.m., seconded by A. Buonocore. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON, CT  
ON 9-14-11 AT 1:45 PM  
ATTEST: PATRICIA K. WILLIAMSEN, TOWN CLERK