

HARWINTON ZONING COMMISSION
MONDAY, JULY 22, 2019
TOWN HALL 7:00 P.M.

Present: Chairwoman Michelle Rewenko, Daniel Thurston, Matthew Szydlo, Deborah Kovall, ZEO Troy LaMere, LUC Polly Redmond

Absent: Cynthia Kasey, Alternate Member Don Truskauskas and Alternate Member Theodore Root

PLEDGE OF ALLEGIANCE

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 MEETING: 7/8/19

Tabled to the next meeting due to lack of a voting quorum.

3. PUBLIC COMMENT.

None.

4. BRIAN & CAMILLE MCNICHOLAS – APPLICATION FOR 8' X 40' STORAGE UNIT, 444 CLEARVIEW AVENUE.

No one is present to represent.

5. INFORMAL DISCUSSION – PLAN OF CONSERVATION AND DEVELOPMENT – REQUEST FROM PLANNING COMMISSION FOR REVIEW AND ANY REVISIONS PERTAINING TO ZONING.

Commissioners review portions of the POCD pertaining to Zoning.

*Page 78, under Residential Policies, they question whether Item 5 in regards to soil based land use policies is still something that should remain in the Plan since the Zoning Commission nor the Town has ever considered doing research on it.

*Page 78, the last sentence regarding the town's residential population density should be updated.

*Page 82, under Present Patterns of Commercial Development, reference to Planned Retail Service should just be referred to as Retail Service zone (RS-B), omitting the word "Planned".

6. INFORMAL DISCUSSION – SPECIAL EVENTS PROPOSED ORDINANCE.

At the last meeting the Commission determined that the Board of Selectmen should proceed with the Ordinance.

7. COMPLAINTS/ENFORCEMENT ACTIONS.

ZEO LaMere informs the Commission of his inspection of a shed at 59 Mountain View Drive.

Nancy Shanley Schnyer, 535 Hill Road, is present to inquire on the status of her complaint made on 7/16/16 against Ralph Johnson's property at 508 Hill Road. It is noted that Mr. Johnson does not live at 508 Hill Road but in fact lives in New Hartford. His daughter does live at 508 Hill Road with a Ron Conroy. The mailbox for 508 Hill Road has RConn on it advertising a business that Mr. Conroy presumably owns. The complaint is that commercial trucks are being parked on the property overnight along with other heavy equipment, apparatus, machines and a large gas/propane tank.

ZEO Troy LaMere states that a second letter was sent out to Mr. Johnson on 7/10/19 at his New Hartford address after one had been sent to his Hill Road, Harwinton address (on 6/11/19) with no acknowledgement or compliance. The letter notes that there is observation that the property is in violation of Zoning Regulation 6.20 Parking of Commercial Vehicles in a Residential zone and that the situation should be remedied by removing the numerous dump trucks kept on the property. The second letter to Mr. Johnson was received and signed by him on 7/13/19 giving him ten (10) days to bring the property into compliance with the Zoning Regulations. The letter states that failure to do so will lead to a Notice of Violation allowing another ten (10) days to come into compliance before a Cease and Desist Order will be issued.

Merrill French, 522 Hill Road, also speaks about the trucks being kept on the property illegally and being worked on from 10 p.m. to 7:00 a.m. where she can hear welding and hammering going on. Industrial lighting shines off the property forcing her to sleep in a different room of her house. Trucks sit idling on the property for hours and there's the possibility of refueling of the trucks taking place. Ms. French has photos on her phone that she shows to Commissioners. ZEO LaMere asks if she can get clearer pictures for him. Ms. Schnyer volunteers that she also will get photos of the trucks and equipment on the property. It is difficult to get photos because the activity is taking place deep into the property. ZEO LaMere will stop at the French's house on Saturday and try to observe activities taking place at 508 Hill Road and will not mail out the Notice of Violation until he has photos to include.

ZEO LaMere states for the record that he has had conversations with Mr. Johnson back in April where Mr. Johnson was agreeable to moving the trucks off the residential property but now Mr. Johnson does not answer any calls from him.

8. **ANY OTHER BUSINESS.**

None.

9. **CORRESPONDENCE.**

None.

10. **INVOICES.**

None.

11. **ADJOURN.**

D. Thurston **motioned** to adjourn the meeting at 7:30 p.m., seconded by D. Kovall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 7-25-19 AT 9:25am
ATTEST TOWN CLERK

James Bryan