

**HARWINTON ZONING COMMISSION  
TUESDAY, NOVEMBER 13, 2018  
TOWN HALL 7:00 P.M.**

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

**PLEDGE OF ALLEGIANCE**

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

Acting Chairwoman C. Kasey called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate Member N. Schnyer seated for M. Rewenko.

**2. APPROVE MINUTES OF PREVIOUS MEETING:**

10/9/18 (2 sets; one with motions only, one that is full minutes) and minutes of 10/22/18 meeting.  
M. Szydlo **motioned** to approve the minutes of 10/9/18 (both sets) as published, seconded by D. Kovall. Motion passed unanimously. M. Szydlo **motioned** to approve the minutes of 10/22/18 with amendment to Item 1. to read: All regular members present are seated with Alternate Member Theodore Root seated for *Cynthia Kasey* (omit Nancy Schyner). D. Kovall seconded the motion and it passed unanimously with C. Kasey and N. Schnyer refraining from vote due to their absence at the 10/22/18 meeting.

**3. PUBLIC COMMENT. None.**

**4. DISCUSSION/POSSIBLE DECISION – BUMPER BROOK ESTATES, LLC - PETITION FOR A ZONE CHANGE FROM LIGHT INDUSTRIAL TO A TOWN RESIDENTIAL ZONE, TWENTY-FOUR BUMPER ROAD, ASSESSORS MAP NOS. A8-03-0003, A8-03-0004 AND A8-03-0006.**

(Public Hearing closed 9/24/18. 65<sup>th</sup> day to make a decision without extensions: 11/27/18.)

LUC Redmond has forwarded emails to Commissioners from Town Attorney Michael Rybak regarding a WPCA agreement with Bumper Brook Estates. Atty. Rybak wrote "The WPCA agreement was needed when the application was for an age-restricted housing zone change. A straight zone change from industrial to residential would not necessarily require the WPCA agreement now. It will be required when the special permit for age restricted housing is submitted under the new rules."

With no further discussion, M. Szydlo **motioned** to approve the zone change from Light Industrial to Town Residential (application no. 6373 dated 8/27/18) for the following reasons:

- The rezoning of the property from Light Industrial (LI-A zone) to Town Residential (TR zone) will permit, subject to special permit and site plan approval by the Zoning Commission, the development of affordable age-restricted housing on the subject property.
- The zone change and the proposed use of the property is consistent with the 2010 Plan of Conservation and Development and is in keeping with the surrounding residential neighborhood and is the most appropriate use of the land.
- The Planning Commission gave a favorable report on the proposal.

D. Thurston seconded the motion and it passed unanimously.

Effective Date: November 19, 2018

5. **EXECUTIVE SESSION – PENDING LITIGATION.**

M. Szydlo **motioned** to enter into Executive Session at 7:10 p.m., seconded by D. Kovall. Motion passed unanimously. M. Szydlo **motioned** to exit out of Executive Session at 8:00 p.m., seconded by D. Kovall. Motion passed unanimously. No action taken.

6. **COMPLAINTS/ENFORCEMENT ACTIONS.**

N. Schnyer questions if there have been any current enforcement actions taken against 508 Hill Road, the subject of her complaint submitted July 16, 2018. LUC Redmond has no information to offer.

7. **ANY OTHER BUSINESS.**

ZEO Thomas Mitchell has submitted his resignation letter stating his demands as Animal Control Officer and personal issues that he is no longer able to perform the duties of Zoning Enforcement Officer. He will continue to perform duties as needed until a new Enforcement Officer is hired.

8. **CORRESPONDENCE.**

None.

9. **INVOICES.**

ZEO T. Mitchell has submitted an invoice for work he has performed for the period of 2/12/18 through 11/9/18 for a total of 27 hours. D. Kovall **motioned** to approve the invoice for payment, seconded by N. Schnyer. Motion passed unanimously.

10. **ADJOURN.**

N. Schnyer **motioned** to adjourn the meeting at 8:10 p.m., seconded by D. Thurston. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 11-14-18 AT 11:55AM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK