

HARWINTON ZONING COMMISSION

MONDAY, FEBRUARY 11, 2019

TOWN HALL 7:00 P.M.

Present: Chairwoman Michelle Rewenko, Cynthia Kasey, Daniel Thurston, Deborah Kovall, Alternate Member Theodore Root and Land Use Coordinator Polly Redmond

Also Present: Town Counsel Michael D. Rybak

Absent: Matthew Szydlo, Alternate Member Don Truskauskas and Alternate Member Nancy Schyner

PLEDGE OF ALLEGIANCE

1. OPEN MEETING – ESTABLISH QUORUM.

Chairwoman Rewenko called the meeting to order at 7:00 p.m. All regular members are present with Alternate Member T. Root seated for M. Szydlo.

2. APPROVE MINUTES OF PREVIOUS MEETING: 1/28/19

Minutes are tabled until the next meeting due to a lack of a voting quorum.

3. PUBLIC COMMENT. None.

4. BUMPER BROOK ESTATES – APPLICATION FOR SPECIAL PERMIT AND SITE PLAN APPROVAL FOR CONSTRUCTION OF 36 UNIT ELDERLY HOUSING COMPLEX, TWENTY-FOUR BUMPER ROAD.

William J. Tracy, Furey, Donovan, Tracy & Daly, P.C., Bristol, CT is present to represent. He explains that the Planning Commission is continuing their discussion on an 8-24 Referral request from Harwinton WPCA at their 2/13/19 meeting. The Harwinton WPCA will be meeting on 3/5/19 for a formal approval of the sewer map extension. Atty. Tracy informs the Commission that site plans have been sent to W.M.C. Consulting Engineers (town engineers) for their review against the Zoning Regulations. Plans by R.R. Hiltbrand Engineers & Surveyors, LLC, Bristol, CT are provided and titled Property/Boundary Survey, dated 10-26-16, Sheet L, Site Layout Plan, revised 11-5-18, Sheet G, Site Grading & Drainage Plan, revised 11-5-18, Sheet U, Site Utilities Plan, revised 11-5-18, Sheet S&E, Sediment & Erosion Control Plan, revised 11-5-18, Sheet P, Profiles, revised 11-5-18 (showing Private Road Profile and Off-site Sanitary Sewer Profile), Sheet D1, Details, pages D1-3, and Sheet S&E, Sediment & Erosion Control Details, revised 11-5-18. LUC Redmond will send notice of the application and the proposed plans to the town's fire chiefs (HVFD and Westside Volunteer), the Fire Marshal and the Town Highway Supervisor for their review and comments. T. Root notes that two things will be reviewed by fire personnel and the Fire Marshal and that is access and fire protection inside the buildings. Atty. Rybak refers to Zoning Regulation 9.1.b that states the nature and location of the use and of any building or other structure in connection therewith shall be such that there will be adequate access to it for fire protection purposes. Atty. Rybak notes that fire personnel will also look at hydrants and how many are required within the complex.

Discussion takes place on things that W.M.C. Consulting Engineers should look at including parking, overflow parking, landscaping and lighting. When asked about the sewer connection, Atty. Tracy explains that each rental apartment will be tied into piping within the complex with a single point of connection to the sewer system via a manhole located on Andrews Street, which will be monitored by a meter that will be connected at the expense of the applicant. Each rental unit will be charged a connection fee paid by the developer.

Upon questioning, Atty. Tracy states that he will be notifying neighbors within 200 feet of the property in accordance with Zoning Regulation 9.1 and that will include those neighbors in Torrington. LUC Redmond questions whether a bond should be held to assure the satisfactory completion of all improvements, excluding buildings shown on the site plan. Atty. Rybak agrees that a bond for soil and erosion should be obtained and held by the town. In accordance with Zoning Regulation 9.1, the applicant should provide cost of such to W.M.C. Consulting Engineers for their review and comment. Atty. Rybak notes that the intersection of the complex should also be bonded with LUC Redmond stating that a road opening permit will be required to be taken out that includes a collection of a \$5,000 bond. Atty. Rybak notes that he questions how any vehicle other than a car could turn out of the complex and go uphill on Twenty-four Bumper Road and that is a concern he would have with the intersection.

With no further comments, T. Root **motioned** to accept the application and set a public hearing date for **Monday, March 11, 2019** at 7:00 p.m. in the town hall, seconded by D. Thurston. Motion passed unanimously.

LUC Redmond reminds Atty. Tracy that an estimate of review costs has been received from W.M.C. Consulting Engineers in the amount of \$2,000.00 and that should be provided to the Land Use office in accordance with Ordinance 102 prior to the public hearing.

5. DISCUSSION – MOTION TO HIRE ZONING ENFORCEMENT OFFICER.

C. Kasey **motioned** to appoint Troy LaMere as Zoning Enforcement Officer, seconded by D. Kovall. Motion passed unanimously.

6. COMPLAINTS/ENFORCEMENT ACTIONS.

None.

7. ANY OTHER BUSINESS.

None.

8. CORRESPONDENCE.

Correspondence received from Atty. Steve Byrne in regards to pending litigation.

Notice of the CT Federation of Planning & Zoning Agencies' Annual Conference on 3/28/19 is received.

9. INVOICES.

Invoice from past ZEO Tom Mitchell is received for a total of 14 hours, 11-3-18 through 2-7-18.

D. Kovall motioned to approve the invoice, seconded by C. Kasey. Motion passed unanimously.

10. ADJOURN.

C. Kasey **motioned** to adjourn the meeting at 7:40 p.m., seconded by T. Root. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT

ON 2-14-19 AT 2:45pm

ATTEST TOWN CLERK

Jaime Bryan