

## HARWINTON ZONING COMMISSION

MONDAY, AUGUST 26, 2019

TOWN HALL

7:00 P.M.

Present: Cynthia Kasey, Deborah Kovall, Alternate Member Don Truskauskas, ZEO Troy LaMere and LUC Polly Redmond

Absent: Chairwoman Michelle Rewenko, Daniel Thurston, Matthew Szydlo and Alternate Member Theodore Root.

### PLEDGE OF ALLEGIANCE

#### 1. OPEN MEETING – ESTABLISH QUORUM.

Acting Chair C. Kasey called the meeting to order at 7:00 p.m. All members present are seated.

#### 2. APPROVE MINUTES OF PREVIOUS MEETING: 7/8/19, 7/22/19 AND 8/12/19

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

#### 3. PUBLIC COMMENT. None.

#### 4. B&R CORPORATION – APPLICATION FOR 44' X 44' ADDITION TO COMMERCIAL BUILDING, 216 BOGUE ROAD.

Jim Jones, Jones Engineering, is present to represent. Plans by Jones Engineering LLC titled Site Plan, 7/15/19, Existing Conditions Survey, 7/2/19, Boundary Survey, 8/11/09 and Septic System Reserve Area Plan, 7/3/19 are provided. Mr. Jones explains that the addition will be 1936 square feet to be used for office space. No new utilities will be required although additional paving will be done for parking.

D. Truskauskas questions how many parking spaces exist now and how many are proposed with Mr. Jones replying that 12 spaces exist and an additional 12 spaces will be added to total 24 spaces which includes the parking in front of the house close to the road. He explains that additional parking (unpaved) exists in the back of the property for employees. It is noted that Zoning Regulation 10.3 calls for parking spaces to be located on paved surfaces, drained and permanently marked to delineate individual parking spaces. Upon questioning by D. Truskauskas on the square footage of the existing buildings on site and the proposed, Mr. Jones states that 12,038 square feet of buildings exist, and the addition will be 1936 square feet, for a total of 15,034 square feet. D. Truskauskas refers to Zoning Regulation 10.6 that calls for five parking spaces per 1000 square feet of office space which brings the number of required paved parking spaces to 75 and with the 6-7 employees Mr. Jones states work there, that adds an additional 6 spaces totaling 82 required paved parking spaces. D. Truskauskas informs Mr. Jones that the parking spots must be shown on the site plans. Referring to Zoning Regulation 10.7, it is noted that the Commission may, after a public hearing, grant a Special Permit to decrease the number of parking spaces required although D. Truskauskas notes that 40 paved parking spaces will still be required and, as stated in Zoning Regulation 10.7.3, a condition of approval for the decrease in the number of parking spaces required, the site plan shall stipulate that the owner and all successive owners will install any or all of the reserve spaces as the Commission deems necessary within six (6) months of the Commission's request. Mr. Jones notes that the increase in parking spaces will increase the number of handicapped parking spaces needed to be in compliance.

Mr. Jones informs the Commission that he believes the applicant would be agreeable to moving forward with a Special Permit and public hearing, paying the \$270.00 application fee and giving notice to abutters within 200 feet of the 216 Bogue Road property lines. D. Truskauskas **motioned** to accept the application, with modifications to the site plans for parking to be presented at the public hearing, for **Monday, September 23, 2019** at 7:00 p.m. in the town hall. D. Kovall seconded the motion and it passed unanimously.

**5. COMPLAINTS/ENFORCEMENT ACTIONS.**

Nancy Schnyer, 535 Hill Road, is in attendance questioning the status of her complaint against 508 Hill Road, property owned by Ralph Johnson, and the parking of commercial vehicles on the property by the tenants of the house. She sent pictures to the Land Use office of the commercial vehicles parked at 508 Hill Road and they have been given to ZEO Troy LaMere tonight.

ZEO LaMere informs Ms. Schnyer and the Commissioners that he is working with the Resident Trooper to go out to the property with him and he is also asking for guidance from Town Counsel on how to proceed but is going to ask permission from the First Selectman to do so first. D. Truskauskas **motioned** to recommend that the ZEO consult with Michael D. Rybak, Town Counsel to ask for guidance on how to proceed with this enforcement matter, seconded by D. Kovall. Motion passed unanimously.

**6. ANY OTHER BUSINESS.**

Commissioners review page 69 of the town's Plan of Conservation and Development and make changes to the paragraphs found under Residential Land Use Policies. LUC Redmond will make those changes and advise the Planning Commission.

**7. CORRESPONDENCE.**

A letter from Atty. Steven Byrne dated 8/2/19 regarding pending litigation has been received.

**8. INVOICES.**

None.

**9. ADJOURN.**

D. Kovall **motioned** to adjourn the meeting at 7:45 p.m., seconded by D. Truskauskas.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 9-3-19 AT 9:15am  
ATTEST TOWN CLERK *Jane Byrne*