

HARWINTON ZONING COMMISSION
MONDAY, JANUARY 27, 2020
TOWN HALL 7:00 P.M.

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

Absent: Matthew Szydlo, Alternate Member Theodore Root and Alternate Member Kevin Case (See Correspondence below for notice of resignation from Kevin Case)

PLEDGE OF ALLEGIANCE

1. OPEN MEETING – ESTABLISH QUORUM.

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

2. APPROVE MINUTES OF PREVIOUS MEETING: 10/28/19

D. Truskauskas **motioned** to approve the minutes of the previous meeting, seconded by C. Kasey. Motion passed unanimously.

3. ELECTION OF OFFICERS.

D. Truskauskas nominated Michelle Rewenko as Chair, seconded by D. Thurston. With no other nominations, the Zoning Commission unanimously **motioned** to approve the nomination of M. Rewenko.

D. Truskauskas nominated Cynthia Kasey as Secretary, seconded by D. Kovall. With no other nominations, the Zoning Commission unanimously **motioned** to approve the nomination of C. Kasey.

4. PUBLIC COMMENT. None.

5. HARWINTON AGRICULTURAL SOCIETY – APPLICATION FOR NEW DRIVEWAY, 150 LOCUST ROAD, FAIRGROUNDS.

John Bigos, Vice President, Agricultural Society is present to represent. He distributes a copy of a site plan showing the location of the proposed 450' long driveway on the south side of the fairgrounds that will connect to an existing driveway currently being used. He explains that exiting traffic from the existing driveway is atrocious and is also at a blind spot on Locust Road. The new proposed driveway provides for a better sight line for vehicles. He states he met with Highway Supervisor David Bousquet and former Highway Supervisor John Fredsall who saw no issues with the new driveway opening location. The existing driveway will remain but won't be used as a primary exit from events held at the fairgrounds. IWWC Agent approval has been received as a non-regulated activity. D. Truskauskas **motioned** to approve the application contingent upon receiving a driveway opening permit from the Highway Department, seconded by D. Thurston. Motion passed unanimously.

6. STONE COTTAGE HOPS, LLC/DAN & KATHY AQUILANTE – APPLICATION FOR 44' X 60' ADDITION TO HOME AND 30' X 48' FUTURE POOL ROOM, 160 HILL ROAD.

Dan and Kathy Aquilante are present and provide site plans prepared by Gary Giordano titled Improvement Location Survey and Subsurface Sewage Disposal System Repair, dated 1/9/20. Plans show an addition to the existing house that will be used as the primary living area and includes a future indoor swimming pool room to be built. The existing house will remain as a work studio. IWWC Agent approval received as a non-regulated activity and TAHD approval has been received. Soil and erosion control permit is also on file. D. Truskauskas **motioned** to approve the application, seconded by C. Kasey. Motion passed unanimously.

7. **COMPLAINTS/ENFORCEMENT ACTIONS.**

LUC Redmond reports that Ron Conroy, residing at 508 Hill Road, property owned by Ralph Johnson, didn't pick up his certified letter sent by ZEO Troy LaMere. D. Kovall notes that trucks are still on the property but seem to be not moving in and out as before. It was previously suggested by town council that ZEO LaMere take dated and time stamped photos of the commercial equipment at 508 Hill Road. The Commission asks that ZEO LaMere follow up with a report on his enforcement actions.

8. **ANY OTHER BUSINESS.**

LUC Redmond reports that she signed off on an application of Peter Hock, 797 Hill Road, for a Quonset style type structure that he will be using to store hay in since his barn burned down a few months back.

Chairwoman Rewenko states that if any Commissioners believe something in the Zoning Regulations should be addressed or amended, they should bring it to a meeting for discussion. LUC Redmond informs the Commission that she is creating an Implementation Table, suggested by Northwest Hills Council of Governments and mirrored after the Town of Colebrook that outlines goals mentioned in the Plan of Conservation and Development for Boards and Commissions to take to task.

D. Kovall states that she believes Home Based Businesses and Home Occupation Regulations should be addressed first. Affordable Housing must also be addressed and regulations created.

9. **CORRESPONDENCE.**

Correspondence from Atty. Steven E. Byrne dated 11/1/19, 12/2/19 and 1/2/20 received pertaining to an ongoing litigation.

Letter received from Alternate Member Kevin Case stating he must resign from the Zoning Commission due to relocating out of state. The Zoning Commission has 30 days to fill the vacant position (Democrat). After 30 days the Board of Selectmen shall be empowered to fill the position in accordance with Ordinance 48.

10. **INVOICES.**

D. Kovall **motioned** to approve the October 2019 invoice of the ZEO for 10 hours (\$350.00) and the November 2019 invoice for 6 hours (\$210.00), seconded by C. Kasey. Motion passed unanimously.

11. **ADJOURN.**

C. Kasey **motioned** to adjourn the meeting at 7:55 p.m., seconded by D. Truskauskas. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT

ON 1-28-20 AT 1:45pm

ATTEST TOWN CLERK

James J. Bryan