

HARWINTON ZONING COMMISSION
MONDAY, MARCH 9, 2020
TOWN HALL 7:00 P.M.

Present: Chairwoman Michelle Rewenko, Cynthia Kasey, Daniel Thurston, Matthew Szydlo, Deborah Kovall, Alternate Member Dave Foster, Zoning Enforcement Officer Troy LaMere and Land Use Coordinator Polly Redmond
Absent: Alternate Members Don Truskauskas and Theodore Root

PLEDGE OF ALLEGIANCE

PUBLIC HEARING -- continued

1. **OPEN HEARING -- ESTABLISH QUORUM.**

Chairwoman Michelle Rewenko called the hearing to order at 7:00 p.m. All regular members present are seated.

2. **B&R CORPORATION -- SPECIAL PERMIT AND SITE PLAN APPROVAL FOR CHANGE OF USE AND OCCUPANCY, 221 BOGUE ROAD, PROPOSED USE OF BUILDING CHANGING FROM RESIDENTIAL TO COMMERCIAL USE PERMITTED UNDER ZONING REGULATIONS 4.4.1.E GENERAL BUSINESS AND PROFESSIONAL OFFICE (2ND FLOOR) AND ZONING REGULATION 4.4.1.L ACCESSORY APARTMENT USE (1ST FLOOR) IN A BUSINESS BUILDING. LIGHT INDUSTRIAL ZONE.**

LUC Redmond reports that Jason Riccio, Project Manager/Facilities Manager, Supreme Industries, Inc. contacted her and requested a continuance of the public hearing due to Torrington Area Health District's approval not yet received.

3. **CONTINUE OR CLOSE PUBLIC HEARING.** (Public Hearing opened 2-24-20. 35 days to keep hearing open: 3-29-20)

M. Szydlo **motioned** to continue the public hearing to Monday, March 23, 2020 at 7:00 p.m., seconded by C. Kasey. Motion passed unanimously.

REGULAR MEETING

1. **OPEN MEETING -- ESTABLISH QUORUM.**

Chairwoman M. Rewenko called the hearing to order at 7:03 p.m. All regular members present are seated.

2. **APPROVE MINUTES OF PREVIOUS MEETING: 2/24/20**

D. Thurston **motioned** to approve the minutes of the previous meeting, seconded by M. Szydlo. Motion passed unanimously with D. Kovall refraining from vote due to her absence at the previous meeting.

3. **PUBLIC COMMENT.**

None.

4. **KEN HRICA, P.E., HRICA ASSOCIATES/OUR LADY OF HOPE -- APPLICATION FOR PARKING LOT EXPANSION, 6 & 14 BIRGE PARK ROAD.**

Ken Hrica, P.E., R.L.S., Hrica Associates, is present to represent. Plans by Hrica Associates are provided with a revision date of 10/22/2020 titled Parking Lot Expansion Plan. Plans have been revised for conditions of Inland Wetlands Commission approval and phasing component. Mr. Hrica reminds the Commission that he attended the September 23, 2019 Zoning meeting where he was before them for an informal discussion on the proposed parking lot expansion, since then he has received IWWC approval on October 7, 2019. He explains that phasing of the project will include milling and grading of the existing parking area prior to repaving and reclaim from

that parking area will be used in the back parking area which will remain graveled for a time, a year or so depending on the church's budget, before paving and will be considered as Phase 2 of the project. Parking spaces will be striped in the front lot and also the graveled back parking area and those spaces in the back will be used prior to the Phase 2 paving. The direction of the parking has changed from what was proposed to Zoning in September which will allow people to leave more easily and eliminate stacked parking. The landscaped islands will be curbed but there will be no curbing around the perimeter of the remaining parking lot. The lighting plan is discussed with Mr. Hrica stating that lights will face in towards the parking lot and are designed to not spill off site. Lights (7 light poles) will not be on every night but only for functions held at the church or Finn Center. LUC Redmond questions the need for a fire lane with Mr. Hrica stating there is no need or requirements, that emergency vehicles can access the buildings on the property from other areas off Birge Park Road and Litchfield Road. (The property is a corner lot.) Erosion control will be with the use of a 12 inch straw wattle at limits of clearing on the north and east side (rear) of the property. D. Kovall **motioned** to approve the application with the condition that DOT specifications for the base gravel be used and that erosion control measures remain in place until paving is complete. Motion seconded by C. Kasey and passed unanimously.

5. MARK FAIRCHILD – APPLICATION FOR SINGLE FAMILY DWELLING, WOODLAND DRIVE, ASSESSORS MAP NO. C8-06-0014.

Mark Fairchild is present. Plans prepared by Land-Data Engineers, Roxbury, CT, titled Site Plan prepared for Fairchild Development, dated 3/3/20 are reviewed. IWWC and TAHD approvals received. Erosion Control permit is on file. Driveway opening permit is outstanding. D. Kovall **motioned** to approve the application with the condition that a driveway opening permit is obtained, seconded by C. Kasey. Motion passed unanimously.

6. DISCUSSION/POSSIBLE DECISION - B&R CORPORATION – SPECIAL PERMIT AND SITE PLAN APPROVAL FOR CHANGE OF USE AND OCCUPANCY, 221 BOGUE ROAD, PROPOSED USE OF BUILDING CHANGING FROM RESIDENTIAL TO COMMERCIAL USE PERMITTED UNDER ZONING REGULATIONS 4.4.1.E GENERAL BUSINESS AND PROFESSIONAL OFFICE (2ND FLOOR) AND ZONING REGULATION 4.4.1.L ACCESSORY APARTMENT USE (1ST FLOOR) IN A BUSINESS BUILDING. (LI ZONE)

No discussion.

7. COMPLAINTS/ENFORCEMENT ACTIONS.

COMPLAINT: ANNETTE SPINO, 10 SPRING HILL ROAD, COMPLAINT AGAINST 207 BIRGE PARK ROAD, SUNOCO SERVICE STATION. LIGHTING FROM SERVICE STATION TRANSMITTED ONTO SPINO PROPERTY.

ZEO Troy LaMere reports that he has been in contact with Lloyd Helm, Manager, Sunoco Service Station, who informed ZEO LaMere that the lights will be removed from the canopy and who agreed that they were not part of the original site plan approval. With this information, ZEO LaMere informed Mr. Helm that he did not have to attend tonight's Zoning meeting but that he had two weeks from today to remove the lights.

Regarding **508 Hill Road**, parking of commercial vehicles in a residential zone, ZEO LaMere reports that he drove by the property owned by Ralph Johnson before arriving at town hall tonight and saw that a green truck which he knows is registered to Ralph Johnson was not on the property. The dump truck that has always been parked there was also not on the property. Four vehicles, two personal cars and two Ford utility trucks that may or may not be registered, were still parked there. ZEO LaMere states that at this point he's done all he could do and that perhaps the Blight Officer should get involved for the possibility of unregistered vehicles in violation of Ordinance 103.

8. ANY OTHER BUSINESS.

Kelly Dunn – informal discussion on use of property, former Landing Zone Restaurant, 525 Burlington Road. Property owned by Harwinton LG Realty, LLC.

No one is present to represent.

LUC Redmond reports that, in response to the discussion at the last Zoning meeting regarding lack of erosion control measures at 131 Scoville Hill Road where septic work is being conducted, she contacted TAHD to ask if they inspect for or require erosion control for septic system installation/repairs and was told they do not, that it is strictly a Zoning matter. Commissioners discuss options of ways to cover costs if ZEO Troy LaMere needs to inspect properties where septic systems are being installed or repaired that require no IWWC or Zoning approval.

9. CORRESPONDENCE.

Correspondence from Atty. Steven E. Byrne dated March 2, 2020 is received.

10. INVOICES.

M. Szydlo **motioned** to approve the invoice of ZEO Troy LaMere for 6 hours and for mileage (71 miles), seconded by C. Kasey. Motion passed unanimously.

11. ADJOURN.

M. Szydlo **motioned** to adjourn the meeting at 8:05 p.m., seconded by D. Kovall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 3-12-20 AT 11:35am
ATTEST TOWN CLERK *Jaime Boyan*