

HARWINTON ZONING COMMISSION
MONDAY, FEBRUARY 8, 2021
7:00 P.M.
VIRTUAL MEETING VIA WEBEX.COM

Present: Chairwoman Michelle Rewenko, Cynthia Kasey, Daniel Thurston, Matthew Szydlo, Deborah Kovall,
Alternate Member Dave Foster and Land Use Coordinator Polly Redmond

Absent: Alternate Members Don Truskauskas and Theodore Root

1. OPEN MEETING – ESTABLISH QUORUM.

Chairwoman M. Rewenko called the meeting to order at 7:00 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 1/11/21

M. Szydlo **motioned** to approve the minutes of the previous meeting with correction to Item 4, Line 3 to read: to “feed” the plants. D. Thurston seconded the motion and it passed unanimously.

3. PUBLIC COMMENT.

None.

4. TARGA I, LLC/LEONARD LOPARDO – APPLICATION FOR RENEWAL OF SITE PLAN FOR SUNSET RIDGE, MOUNTAIN VIEW DRIVE, A 55-UNIT AGE-RESTRICTED MULTI-FAMILY COMPLEX LOCATED IN A MULTI-FAMILY ZONE. ORIGINAL APPLICATION APPROVED ON 2/13/07 AND EXPIRES ON 2/13/21. NINE (9) UNBUILT UNITS NEED APPROVAL TO BUILD OUT OF THE 30 UNITS PROPOSED IN 2007.

Leonard Lopardo is present to answer any questions the Commissioners may have. He explains that there are nine units left unbuilt and he is asking the Zoning Commission to grant his application in order to complete the 30-unit project. The remaining units to be built include Units 6, 17, 18, 23, 24, 25, 26, 27 and 28.

Units 19, 20, 21 and 22 are being completed at this time and are sold already. M. Szydlo refers to the conditions that were placed on the previous application of 2007 and questions signage on the site stating “Private Property” and that the property was to have full open access to the public via the roadway in Torrington and the opening off Mountain View Drive. Mr. Lopardo explains that the “Private Property” sign was posted for their protection; that the State Police and the State Prosecuting Attorney informed him that there was a need to make the public aware that the property was private property. He adds that there is full access in and out of the development and no one is stopped from going through, it is open to the public. Commissioners agree that any application fees should be waived due to the amount of application fee that was paid in 2007. LUC Redmond notes that the bond that was required with the original application remains in place and is renewed every year. D. Thurston **motioned** to approve the application with the condition that a new site plan be filed in the land records showing the remaining units that will be built, seconded by C. Kasey. Motion passed unanimously.

5. COMPLAINTS/ENFORCEMENT ACTIONS.

LUC Redmond reports that written complaints from W. Kovall and B. Czaplicki have been received in the Land Use office on a prescribed form as requested by Atty. Kent Mancini and were sent over to Atty. Mancini’s office in order to proceed with the matter of complaints against **Peter Hock, 797 Hill Road.**

Commissioners were informed of the status of the non-filing of a signed site plan by the Zoning Chair and failure to post a bond by **Bumper Brook Estates, 36 unit Elderly Complex, Twenty-four Bumper Road**, two conditions of approval back in October 2019. The site has been opened up, grading is taking place and blasting is being done. Atty. William Tracy, counsel for Bumper Brook Estates, and Developer Scott Bayne were informed of the lack of filing and posting of such items that were conditions of approval but the requests to do so by LUC Redmond have been ignored. Zoning Commissioners instructed LUC Redmond to contact ZEO Troy LaMere requesting that he issue a Cease and Desist Order to Bumper Brook Estates if nothing is filed by the applicant or his attorney by the end of this week of 2/8/21. Commissioners also agree that Bumper Brook Estates is in violation of Section 14, Excavation, working without a permit and that this should be part of the Cease and Desist Order as a violation along with failure to file and post required documents.

6. **ANY OTHER BUSINESS.**

None.

7. **INVOICES.**

None.

8. **ADJOURN.**

D. Thurston **motioned** to adjourn the meeting at 7:40 p.m., seconded by D. Kovall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 2-17-2021 AT 2:10 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK