

ZONING COMMISSION MEETING

MONDAY, JUNE 11, 2012

TOWN HALL 7:00 P.M.

Present: Anne Marie Buonocore, Todd Ouellette, Don Truskauskas, Glenn Bradley (arriving at 7:05 p.m.) and Land Use Coordinator Polly Redmond.

Absent: Chairman Peter Brazaitis, Nancy LaGanga, Robert Lavoie and Kevin Ferrarotti

PUBLIC HEARING - continued

1. OPEN HEARING – ESTABLISH QUORUM.

Acting Chair A. Buonocore called the hearing to order at 7:00 p.m. All members present are seated with G. Bradley also seated at 7:05 p.m.

2. CONSIDER PROPOSED AMENDMENTS TO THE ZONING REGULATIONS DATED 3-1-11, SECTION 2.3 DEFINITIONS, SECTION 6.5 KEEPING OF ANIMALS, SECTION 11 SIGNS AND SECTION 17 INVALIDATION.

Economic Development Committee has sent correspondence dated 5/7/12 which is read by Acting Chair A. Buonocore. Letter remains on file in the Land Use office. Kerri Ouellette, Chair of the EDC, is present and notes that the committee believes only one issue should be addressed by the Zoning Commission and that is signs along Route 118 and Route 4 that should also conform to the Plan of Conservation and Development. She mentions Highway Supervisor, John Fredsall's letter and questions who would be the responsible party to remove signs in violation. D. Truskauskas questions if the EDC has anything specific for signs along Routes 118 and 4 with K. Ouellette stating there needs to be a more planned look and safety should also be an issue. The EDC is not concerned with permanent signs but only wanted to look at temporary signs and allowing home owners/business owners to place signs out during their business hours and bringing them back in at the end of the day. It is the EDC's stance that what the Zoning Commission proposed for sign regulations does not fit in Harwinton, that it is more tailored for a city, not a rural town that is looking to welcome businesses into town. D. Truskauskas explains that the commission tried to cover every type of sign because what is not explicitly allowed in the regulations is prohibited. K. Ouellette questions how many signed complaints on temporary signs have been received with Land Use Coordinator Redmond replying, none. K. Ouellette states that the EDC believes there is no problem with small signs, as evidenced by the lack of complaints received, and that for the most part, people do take them down once an event is over or work is done. K. Ouellette states the EDC would like to sit down with the Zoning Commission and discuss proposed regulation amendments to Section 11 – Signs. T. Ouellette **motioned** to adjourn the hearing at 7:25 p.m. and to continue the public hearing to a Special Meeting on Thursday, July 12, 2012 at 7:00 p.m. Agenda will be to work on wording only with the EDC, and possibly the Agricultural Committee, with no discussion on a possible decision until the regular Zoning meeting on July 23, 2012. D. Truskauskas seconded the motion and it passed unanimously.

REGULAR MEETING

1. OPEN MEETING – ESTABLISH QUORUM.

Acting Chair A. Buonocore called the meeting to order at 7:26 p.m. The same quorum exists.

2. APPROVE MINUTES OF PREVIOUS MEETING: 5/29/12.

There is no quorum to approve the minutes. Item will be placed on the next meeting agenda.

3. ROBERT & AUDRA PAOLINI – APPLICATION FOR SINGLE FAMILY DWELLING, 11 NORTH GATE DRIVE, LOT #17, NORTH GATE ESTATES.

No one is present to represent. LUC Redmond was informed they are not ready to move forward.

4. INFORMAL DISCUSSION – USE OF HARWINTON TRUE VALUE HARDWARE STORE BY HILLTOP EQUIPMENT RENTALS, 165 LITCHFIELD ROAD, RS ZONE.

Pat Mcelhone and Brian Lombard are present to inquire whether any permits would be required to use the building that housed Harwinton True Value for construction equipment rentals. No modification to the building is planned and signage would be the same with new wording. The Commission agrees that no application for change of use is required.

5. GRJH, INC./SUNOCO GAS STATION – APPLICATION FOR MODIFICATION OF APPROVED SITE PLAN, 207 BIRGE PARK ROAD. CORRECT AND ABATE NOTICE ISSUED BY ZONING ENFORCEMENT OFFICER.

No one is present to represent.

6. DISCUSSION/POSSIBLE DECISION – CONSIDER PROPOSED AMENDMENTS TO THE ZONING REGULATIONS DATED 3-1-11, SECTION 2.3 DEFINITIONS, SECTION 6.5 KEEPING OF ANIMALS, SECTION 11 SIGNS AND SECTION 17 INVALIDATION.

No discussion.

7. COMPLAINTS/ENFORCEMENT ACTIONS.

Mr. & Mrs. Peter Neag are present along with Mr. Eric Strachan, Phoenix Holdings, LLC, who represented the Neags on April 9, 2012 in applying for an application to construct a single family dwelling on lot 15, Harmony Hill Road, Assessors Map No. D7-2-15. They are aware of a verbal complaint received in town hall from their neighbors, Mr. & Mrs. Nedley, at 40 Harmony Hill Road (property owned by The A J Steele Revocable Trust) who came in to express concern over work being done on the Neag property that may compromise their trees. The Neags were digging a trench on their property along the property line and cutting into the root system of the trees at 40 Harmony Hill Road that have grown onto the Neags property. Mr. Strachan explains that the house and driveway have been moved further south away from the neighboring property due to these concerns. He informs the commission that the tree branches and their root system at 40 Harmony Hill Road do cross over the property line and that the Neags have every right to alter those branches and roots if needed to. The commission agrees and thanks the Neags and Mr. Strachan for coming in.

ZEO Karen Nelson's June 7, 2012 report has been received by all commissioners.

8. **ANY OTHER BUSINESS.**

None.

9. **CORRESPONDENCE.**

Correspondence from Atty. Steve Byrne dated June 1, 2012 in the matter of Lucas v HZC has been received.

10. **INVOICES.**

T. Ouellette **motioned** to approve the invoice of Atty. Steve Byrne dated June 1, 2012 in the amount of \$480.00 for work connected in the matter of Lucas v HZC and to approve the invoice of ZEO Karen Nelson in the amount of \$140.00, seconded by D. Truskauskas. Both motions passed unanimously.

11. **ADJOURN.**

T. Ouellette **motioned** to adjourn the meeting at 7:54 p.m., seconded by D. Truskauskas. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED

JUN 18 2012

TOWN CLERK