

**ZONING COMMISSION MEETING**

**MONDAY, NOVEMBER 25, 2013**

**TOWN HALL 7:00 P.M.**

Present: Don Truskauskas, Anne Marie Buonocore, David Mathes, Alternate Member Joseph Marzullo, Alternate Member Lynne Steincamp (arriving at 7:08 p.m.) and Land Use Coordinator Polly Redmond

Absent: Chairman Todd Ouellette and Cory Iacino

**1. OPEN MEETING – ESTABLISH QUORUM.**

Acting Chairman D. Truskauskas called the meeting to order at 7:02 p.m. All regular members present are seated. Alternate J. Marzullo is seated for Chairman T. Ouellette.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 11/12/13**

With no voting quorum, the matter is tabled until the next Zoning meeting.

**3. ROGER PLASKETT, CHAIRMAN, HARWINTON HOUSE COMMITTEE FOR TOWN OF HARWINTON – APPLICATION FOR SPECIAL PERMIT AND SITE PLAN APPROVAL FOR CONSTRUCTION OF THE HARWINTON HOUSE, BENTLEY DRIVE, MUNICIPAL COMPLEX, TO BE USED AS A MUSEUM AND HOME TO THE HARWINTON HISTORICAL SOCIETY.**

Roger Plaskett, Chairman, Harwinton House Committee and Rafael Amaya, Amaya Architects, are present. Site plans titled Proposed New Septic System Design Plan and Detail for 3-Bedroom dated 10/30/13 are reviewed. TAHD approval has been received. Mr. Plaskett gives the history of The Harwinton House.

A. Buonocore **motioned** to accept the application and set it for public hearing on Monday, December 9, 2013 at 7:00 p.m. in the town hall. D. Mathes seconded the motion and it passed unanimously. LUC Redmond will send out certified notices of the hearing to neighbors within 200 feet of the Municipal Complex property lines.

Acting Chairman D. Truskauskas seats Lynne Steincamp for Cory Iacino at 7:10 p.m.

**4. BROOKE CHENEY – APPLICATION FOR SPECIAL PERMIT AND SITE PLAN APPROVAL TO ESTABLISH A GUN SAFETY/TARGET SHOOTING SCHOOL AT RESIDENCE, 144 MANSFIELD ROAD.**

Brooke Cheney is present along with her attorney, Doug Dubitsky, who distributes to commissioners a copy of the special permit application, including site plan, letter from Brooke Cheney dated 11/25/13, Zoning map, aerial photo of her property, support letters from abutting neighbors, a narrative on what NRA Instruction Certification covers, a copy of the Inland Wetlands approval, inspection report of the Fire Marshal and character letters on Mrs. Cheney's behalf. A. Buonocore **motioned** to accept the application and set it for public hearing on Monday, December 9, 2013 following the above public hearing for The Harwinton House. L. Steincamp seconded the motion and it passed unanimously.

**5. WESLEY SEIXAS – INFORMAL DISCUSSION ON USE OF HOME, 65-BURLINGTON ROAD.**

Mr. Seixas is present and updates new commissioners of his intent to declare the home as a two family home in existence since 1974. D. Truskauskas notes that the 1974 Zoning Regulations allowed for accessory uses which could mean to include an accessory apartment. A. Buonocore **motioned** that the Zoning Commission determines that the use of the home has a legal accessory apartment and has since 1974, seconded by D. Mathes. Motion passed unanimously.

**6. DONNA GROCCIA-LUBIK – APPLICATION FOR SIGN, 200 BIRGE PARK ROAD, PROPERTY OWNED BY G&D MACK HOLDINGS.**

No one is present to represent.

7. **JON GUGLIETTA – APPLICATION FOR 12' X 30' ADDITION TO HOME AND 20' X 38' BARN/GARAGE, 333 LITCHFIELD ROAD.**

Mr. Guglietta is present. Plans by Martin Surveying Associates dated 11/11/13 are reviewed. IWWC approval has been received. TAHD approval is outstanding. A. Buonocore **motioned** to approve the application with the stipulation that TAHD approval is received. L. Steincamp seconded the motion and it passed unanimously.

8. **REVIEW 2012/2013 ANNUAL REPORT.**

D. Mathes **motioned** to accept the 2012/2013 Annual Report written by LUC Redmond with one change, seconded by A. Buonocore. Motion passed unanimously.

9. **REVIEW 2014 COMMISSION MEETING SCHEDULE.**

Reviewed and accepted by the commission.

10. **DISCUSSION – ZONING REGULATIONS AND APPLICATION FEES.**

LUC Redmond will work on a draft for Special Exception Regulation to be included in the proposed amendments. Discussion will follow at the next Zoning meeting.

11. **COMPLAINTS/ENFORCEMENT ACTIONS.**

None.

12. **ANY OTHER BUSINESS.**

None.

13. **CORRESPONDENCE.**

None.

14. **INVOICES.**

None.

15. **ADJOURN.**

D. Mathes **motioned** to adjourn the meeting at 7:57 p.m., seconded by A. Buonocore. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 12/3/2013 AT 2:07 PM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK