

HARWINTON ZONING COMMISSION MEETING
MONDAY, MARCH 24, 2014
TOWN HALL 7:00 P.M.

Present: Chairman Todd Ouellette, Don Truskauskas, Anne Marie Buonocore, David Mathes, Alternate Member Joseph Marzullo, Alternate Member Lynne Steincamp and Land Use Coordinator Polly Redmond

Absent: Cory Iacino

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Ouellette called the meeting to order at 7:00 p.m. All regular members present are seated. L. Steincamp is seated for C. Iacino.

2. APPROVE MINUTES OF PREVIOUS MEETING: 3/10/14

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

3. DAVID FOSTER FOR WILLIAM THOMPSON – APPLICATION FOR 12' X 30' SHED, 57 MANSFIELD ROAD. REQUEST FOR WAIVER OF ENGINEERED PLAN.

No one is present to represent.

4. INFORMAL DISCUSSION - MORATORIUM ON MARIJUANA DISPENSARIES.

A. Buonocore informs the commission that several towns in CT are responding to the new law on Medical Marijuana by implementing Moratoriums or Zoning Regulations pertaining to Marijuana Dispensaries and Producers and she believes the Town of Harwinton should be prepared for any future applications that may come before this commission by doing the same. Planning Chairman Michael Orefice forwarded information to the Land Use office that he received when he attended the CT Federation of Planning and Zoning Agencies Annual Conference where discussion on the 2012 Medical Marijuana Law took place. All Commissioners have received a copy. Town Atty. Michael Rybak has weighed in on whether the Town of Harwinton needs to implement a Moratorium or a Zoning Regulation in an email dated 3/24/14. All Commissioners received a copy and a copy remains on file in the Land Use office. Commissioners would like to confer with the Planning Commission, the Board of Selectmen and Town Atty. Michael Rybak on their thoughts of whether a need for a Moratorium or Zoning Regulation is even required due to the fact that the Harwinton Zoning Regulations state, "What is not specifically permitted is prohibited." Further discussion will take place at the next Zoning meeting on April 14, 2014.

5. COMPLAINTS/ENFORCEMENT ACTIONS.

None.

6. ANY OTHER BUSINESS.

Letter of resignation received from Zoning Commissioner Cory Iacino.

D. Truskauskas **motioned** to appoint Alternate Member Joseph Marzullo to Regular Member status to fill the vacancy left by Cory Iacino's resignation. LUC Redmond notes that Ordinance No. 48 states that vacancies shall be filled for the balance of the remaining term by a majority vote of the then remaining members of the Zoning Commission present at a Special Meeting called for that purpose. D. Truskauskas **withdraws his motion**. D. Truskauskas **motions** to hold a Special Meeting on Monday, April 14, 2014 at 6:30 p.m. to appoint someone to fill the remaining term of C. Iacino to 11/7/17. D. Mathes seconded the motion and it passed unanimously.

D. Truskauskas states that at their last meeting the Zoning Commission had agreed to setting a workshop date with the Planning Commission, the Inland Wetlands Commission, ZEO, ZBA, Agricultural Committee, Lake Harwinton Association representative and Town Atty. Michael Rybak to discuss where and how improvements to the Zoning Regulations can be made. D. Truskauskas **motioned** to set a Workshop Meeting date of Tuesday, May 20, 2014 at 7:00 p.m., seconded by D. Mathes. Motion passed 4-1 with A. Buonocore opposed.

Topics of discussion will include Zoning Regulation 2.3 Accessory Buildings, Section 4.5.12 Internally Lit Signs, section 6.5.2 Share Driveways and Section 6.19 Use of Home for Personal Business. Moratorium on Medical Marijuana Dispensaries and Producers will also be discussed.

7. CORRESPONDENCE.

Copy of IWWC Chairman Bruce Burnett's letter dated 3/18/14 to IWZEO David Perkins regarding communication and report issues with the Wetlands Commission. Attendance is required of the IWZEO at the IWWC meeting on 4/7/14.

Chairman Ouellette states that he wishes to have a letter sent to ZEO Perkins as a follow-up informing him that communication and reporting to them on issues is important. The Commission would like Mr. Perkins to send in a report to the Land Use office in time for it to be included in each agenda mailing informing them of what he has been working on and even if there is nothing to report, to report that as well. This would allow the Zoning Commission to be aware of any issues they may need to address at their meetings and would allow time for their request of the ZEO's attendance if needed.

At this time Todd Ouellette informs the Commission that he is stepping down as Chairman to the Zoning Commission effectively but will remain as a regular member of the Commission. Without knowing the policy of replacing a Chairman, Secretary D. Truskauskas will act as Chairman for the remainder of the meeting. LUC Redmond will consult with Town Atty. Michael Rybak on how to proceed.

8. INVOICES.

None.

9. ADJOURN.

D. Mathes **motioned** to adjourn the meeting at 8:07 p.m., seconded by T. Ouellette. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 3-27-14 AT 2:13 pm
ATTEST NANCY E. ELDRIDGE TOWN CLERK