

**ZONING COMMISSION MEETING**  
**MONDAY, APRIL 13, 2015**  
**TOWN HALL        7:00 P.M.**

Present: Anne Marie Buonocore, Alternate Member Lynne Steincamp, Alternate Member Dan Thurston,  
Alternate Member Michele Rewenko and Land Use Coordinator Polly Redmond

Also Present: First Selectman Michael Criss and Town Attorney Michael Rybak

Absent: Regular Members Chairman Don Truskauskas, David Mathes, Joseph Marzullo and Todd Ouellette

**PLEDGE OF ALLEGIANCE**

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

Acting Chair A. Buonocore called the meeting to order at 7:00 p.m. All members present are seated.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 3/23/15**

Tabled until the next meeting due to lack of a voting quorum.

**3. PUBLIC COMMENT.**

Jessica Genovese, 109 Scoville Hill Road, is present and speaks in regards to Item 6 application by Don and Dawn Truskauskas, 99 Scoville Hill Road, barn application. She expresses her concerns over the permit that may be approved in terms of duration, noise, dust, vibration, water issues, amount and condition of fill, and fear that the property will once again become a staging area for Mr. Truskauskas' company, Autumn Contracting, although she notes that the current cease and desist order issued to Mr. Truskauskas for operating a business out of his residential property has not ceased. She reviews three complaints she has submitted to the land use office in the past week. She states she is troubled by having a sitting commission member who violates the rules and regulations of this town.

Stephanie Chiappa, 106 Scoville Hill Road, is present and speaks in regards to Item 6 application by Don and Dawn Truskauskas, 99 Scoville Hill Road. She expresses the same concerns as Mrs. Genovese.

**4. LUC TARDIFF – SITE PLAN APPLICATION FOR APPROVAL TO CONSTRUCT 50' X 50' STORAGE BUILDING/COVER-IT SHELTER.**

Brent Lafferty is present to represent. A site plan prepared for Edward and Cheryl Carpenter (previous owners), 112 Valley Road, dated 7/13/94 is used to show the location of what will be six piers placed in the ground to support an overhead roof (no walls). The location, drawn in by hand, already contains a concrete slab where equipment is kept, and will be used as the floor of the cover-it. Upon questioning of what will be stored under the cover-it, Mr. Lafferty states that it will be used for basic storage including a backhoe and a Mr. Tardiff's logging truck though the logging truck is not always on the property as it is used daily. Acting Chair A. Buonocore questions whether the equipment on site is used in conjunction to a business with Mr. Lafferty replying, no, it is just yard equipment. It is the commission's consensus that they would like ZEO David Perkins to inspect the property for evidence of possibly operating a business out of a residential zone prior to making a decision on the application. No action taken at this time.

\*The application was withdrawn (in writing) on 4/15/15 by Mr. Lafferty.)

**5. LIBERTY LISCOMB – INFORMAL DISCUSSION ON POSSIBLE USE OF PROPERTY FOR WEDDING FUNCTIONS, 765 SOUTH ROAD.**

Liberty Liscomb is present along with her husband Chris Gemino. They speak of a two-story, 1000 square foot cottage that exists on their property that is in need of repair but that they would only put money into repairing if the building could be used in conjunction with using the property to hold wedding receptions.

A. Buonocore questions whether there will be other events held besides wedding receptions with Ms. Liscomb replying, yes. A. Buonocore questions whether there would be cooking on site with Ms. Liscomb answering, no, there would be catering but catering out of the kitchen in the cottage. The commission advises them to discuss their proposal with Torrington Area Health District. A. Buonocore questions Atty. Rybak on whether this is something that could be permitted with Atty. Rybak stating he is not present to discuss this application but that the Zoning Commission needs to determine under what Zoning Regulation this activity would fall under. The commission would need a statement of use from the applicant that includes hours of operation, among other information, and a site plan would also need to be presented. He states that there are a number of issues that the Zoning Commission must take into consideration.

**6. DON & DAWN TRUSKAUSKAS – SPECIAL PERMIT AND SITE PLAN APPROVAL FOR CONSTRUCTION OF 40' X 42' BARN, 99 SCOVILLE HILL ROAD.**

No one is present to represent.

Atty. Rybak states that he was asked to attend tonight's meeting but wasn't aware that no one would be present to represent the application. He believes it to be unfair to the taxpayers of this town for him to be here an hour after the meeting started without addressing and answering any questions the commission may have regarding this application and Special Permit applications.

Atty. Rybak refers to Zoning Regulation 14.2.4 that states if the Zoning Commission determines site development plans include significant grade changes and introduction of earth-based material in excess of 50 cubic yards, an Excavation and Grading Permit may be required. It is the commission who needs to determine if a Special Permit is required. If this is the case, where a Special Permit is required for amount of fill or duration of a project, it sets the scene for a public hearing that allows the commission to make individual assessment. The applicant must be advised that a Special Permit is required and this prevents the clock from running out for automatic site plan approval. LUC Redmond states that the application and review of the site plan had been deemed as requiring a Special Permit at the last Zoning meeting held on 3/23/15 and she will send notification to the applicant giving notice that a Special Permit application must be filed by the next Zoning meeting scheduled for 4/27/15 or the commission will deny the application as incomplete.

**7. SCOTT BREWERTON – APPLICATION FOR APPROVAL TO CONSTRUCT 14' X 24' SHED, 130 MANSFIELD ROAD. REQUEST FOR WAIVER OF ENGINEERED PLAN.**

This item is tabled at this time.

L. Steincamp **motioned** to add to the agenda: James Delay, application for single family dwelling, 50 Woodchuck Lane, seconded by D. Thurston. Motion passed unanimously.

Mr. Delay is present. Plans by Robert Green Associates, titled Zoning Location Survey Site Plan for House, dated 4/6/15 are reviewed. IWWC and TAHD approval has been received. Driveway is existing. L. Steincamp **motioned** to approve the application, seconded by D. Thurston. Motion passed unanimously.

Item #7 is taken up at this time and is represented by LUC Redmond.

Scott Brewerton – application for approval to construct 14' x 24' shed, 130 Mansfield Road. Request for waiver of engineered plan.

A sketch of the location of the shed is provided taken from Mr. Brewerton's site plan for house construction. The shed will be located 100 feet from the front property line and 100 feet from the north side property line. IWWC and TAHD approval has been received. D. Thurston **motioned** to request the waiver of an engineered plan, seconded by L. Steincamp. M. Rewenko **motioned** to approve the application, seconded by D. Thurston. Both motions passed unanimously.

**8. COMPLAINTS/ENFORCEMENT ACTIONS.**

Three complaints have been received from Jessica Genovese, 109 Scoville Hill Road, one dated 4/6/13 and two dated 4/13/15. Complaints are against Don Truskauskas, 99 Scoville Hill Road, and were read by Mrs. Genovese under Item 3: Public Comment section. Complaints remain on file in the Land Use office.

**9. ANY OTHER BUSINESS.**

None.

**10. CORRESPONDENCE.**

None.

**11. INVOICES.**

None.

**12. ADJOURN.**

D. Thurston **motioned** to adjourn the meeting at 8:50 p.m., seconded by L. Steincamp. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 04/17/15 AT 9:32 AM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK