

**ZONING COMMISSION MEETING
MONDAY, AUGUST 8, 2016
TOWN HALL 7:00 P.M.**

Present: Chairman Don Truskauskas, David Mathes, Deborah Kovall, Michelle Rewenko and Land Use Coordinator Polly Redmond

Absent: Alternate Members Daniel Thurston and Brooke Cheney

PLEDGE OF ALLEGIANCE

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Truskauskas called the meeting to order at 7:00 p.m. All regular members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 6/27/16, 7/11/16 AND 7/25/16

D. Kovall **motioned** to approve the minutes of 6/27/16, seconded by M. Rewenko. Motion passed unanimously with D. Mathes refraining from vote due to his absence at the 6/27/16 meeting.

The minutes of 7/11/16 are tabled due to the lack of a voting quorum.

D. Mathes **motioned** to approve the minutes of 7/25/16, seconded by D. Kovall. Motion passed unanimously with M. Rewenko refraining from vote due to her absence at the 7/25/16 meeting.

3. PUBLIC COMMENT.

None.

4. PICKETT BROOK PROPERTY – APPLICATION FOR 24' X 28' GARAGE WITH 8' X 14' OVERHANG, 471 PLYMOUTH ROAD.

Jason Riccio, Superintendent, Building Division, Supreme Industries & E.R. Hinman and Sons, is present. Plans by Kratzert, Jones & Associates, Inc., dated 6/27/16, titled Proposed Accessory Structure Plot Plan are reviewed. The property is a corner lot with frontage on proposed Break Maiden Lane and Plymouth Road. No driveway in connection with this garage shall exit off onto the proposed Break Maiden Lane as Break Maiden Lane is currently and temporarily being used as a driveway to 485 Plymouth Road. The structure is proposed to be 61 feet from the front property line of Break Maiden Lane and 36 feet to the west side property line. TAHD and IWWC approvals have been received. M. Rewenko **motioned** to approve the application with the condition that an as-built shall be presented to the Land Use office at completion of the construction due to the one foot leeway of meeting the setbacks and with the condition that the structure will not be used for keeping of animals. D. Mathes seconded the motion and it passed unanimously.

5. LIBERTY LISCOMB, 765 SOUTH ROAD - APPLICATION FOR 40' X 15' GREENHOUSE ON VACANT LAND, ASSESSORS MAP NO. C2-02-0009, SOUTH ROAD.

No one is present to represent.

6. IRONCLAD K9 – INFORMAL DISCUSSION – USE OF PROPERTY (44 ACRES) FOR K9 TRAINING, BURLINGTON ROAD, ASSESSORS MAP NO. E6-04-01, PROPERTY OWNED BY FREDERICK PESCE TRUST, LIGHT INDUSTRIAL ZONE.

No one is present to represent.

7. GARY TARTAGLINO – WITHDRAWING APPLICATION FOR ZONE CHANGE, 29 COUNTY LINE ROAD (FORMER MITRAL SITE), LIGHT INDUSTRIAL TO COUNTRY RESIDENTIAL.

Mr. Tartaglino's August 4, 2016 withdrawal letter is acknowledged.

8. **ZONING COMMISSION ACTION – AT THE REQUEST OF THE PROPERTY OWNER, ACTION PROPERTIES, LLC, EXTEND SITE PLAN APPROVAL FOR CONSTRUCTION OF OAK MEADOW ESTATES, A 31 UNIT ACTIVE ADULT COMMUNITY WITH 15 UNITS LOCATED IN HARWINTON OFF BREEZY HILL ROAD (INTERIOR ASSOCIATION ROAD: OAK MEADOW LANE), TO 9/26/19 IN ACCORDANCE WITH STATE STATUTE 8-3(M). SITE PLAN APPROVED ON 9/26/05.**

D. Mathes **motioned** to extend the site plan approval to 9/26/19 at the July 22, 2016 written request of the applicant's attorney, Robert J. Uskevich, seconded by D. Kovall. Motion passed unanimously.

9. **ZONING COMMISSION ACTION – AT THE REQUEST OF THE PROPERTY OWNER, TARGA I, LLC, EXTEND SITE PLAN APPROVAL FOR CONSTRUCTION OF SUNSET RIDGE, A 30 UNIT ACTIVE ADULT COMMUNITY OFF MOUNTAIN VIEW DRIVE (INTERIOR ASSOCIATION ROADS: LAUREN LANE, HANNAH WAY, ROSS DRIVE), TO 2/13/21 IN ACCORDANCE WITH STATE STATUTE 8-3(M). SITE PLAN APPROVED ON 2/13/07.**

D. Mathes **motioned** to extend the site plan approval to 2/13/21 at the July 26, 2016 written request of the applicant, Leonard Lepardo, seconded by D. Kovall. Motion passed unanimously.

10. **DISCUSSION – FILLING VACANT REGULAR ZONING COMMISSION MEMBER POSITION TO 11/5/19.**

*NO FORMAL RESIGNATION LETTER RECEIVED FROM COMMISSIONER STEVE MASTON. Chairman Truskauskas states that he will reach out to Commissioner alternate members to poll them on whether they would like to become a regular member.

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 7:20 p.m., seconded by M. Rewenko. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 08/09/16 AT 12:17 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK