

**HARWINTON ZONING COMMISSION
MONDAY, OCTOBER 22, 2018
TOWN HALL 7:00 P.M.**

Present: Chairwoman Michelle Rewenko, Daniel Thurston, Matthew Szydlo, Deborah Kovall, Alternate Member Theodore Root and Land Use Coordinator Polly Redmond

Absent: Cynthia Kasey, Alternate Member Don Truskauskas and Alternate Member Nancy Schnyer

PLEDGE OF ALLEGIANCE

1. OPEN MEETING – ESTABLISH QUORUM.

Chairwoman Rewenko called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate Member Theodore Root seated for Nancy Schnyer.

2. APPROVE MINUTES OF PREVIOUS MEETING: 10/9/18 (2 SETS; ONE WITH MOTIONS ONLY, ONE THAT IS FULL MINUTES)

M. Szydlo **motioned** to take up Item 2 at the end of the meeting, seconded by D. Thurston. Motion passed unanimously. *This did not take place and Approval of 10/9/18 minutes will take place at the next Zoning meeting agenda scheduled for Tuesday, November 13, 2018.

3. PUBLIC COMMENT. None.

**4. DISCUSSION/POSSIBLE DECISION – BUMPER BROOK ESTATES, LLC – PETITION TO AMEND ZONING REGULATIONS, DATED 11/20/17, SECTION 2.3 DEFINITION OF ELDERLY HOUSING AND SECTION 9.9 ELDERLY HOUSING.
PUBLIC HEARING CLOSED 9/24/18. 65TH DAY TO MAKE A DECISION WITHOUT EXTENSIONS: 11/27/18.**

LUC Redmond has provided the Commissioners with copies of the changes discussed at the last Zoning meeting. In reviewing Section 9.9.5 Commissioners determine that the word “or” found in two places within the sentence are to be omitted so that the regulation reads the same as existing Zoning Regulation 9.9.5: “Recreational facilities, open spaces and facilities suitable for active and passive use of said elderly housing project shall be provided to serve the same, said area shall be adequately protected from streets, driveways and parking areas.” In reviewing Section 9.9.7 once again, Commissioners determine that the wording is acceptable the way it has been presented. In reviewing Section 9.9.10, Commissioners agree that a.-k., as found in existing Zoning Regulation 9.9.10, should remain in proposed Section 9.9.10. Chairwoman Rewenko questions Section 9.9.1 and 9.9.4 asking whether they contradict each other. It is determined that Section 9.9.1 refers to buildings not having more than five dwelling units and Section 9.9.4 refers to square footage and space.

With no further comments by the Commission, M. Szydlo **motioned** to APPROVE the application to amend the Zoning Regulations dated 11/20/17, Section 2.3 Definition of Elderly Housing and Section 9.9 Elderly Housing as amended by the Commission tonight for the following reasons:

- The text amendment proposal for Section 2.3 definition of Elderly Housing is approved and found to be consistent with the Federal Fair Housing Act amendments.
- The text amendment proposal for Section 9.9 Town-Sponsored Elderly Housing is approved in order to allow private developers to construct elderly housing on the same basis as town-sponsored elderly housing, provided that public water and sewers are available to the site.

- To encourage the most appropriate use of land. (Zoning Regulation 1.1)
- To encourage, where feasible and appropriate, housing which is affordable and meets a wide range of housing types and opportunities consistent with soil types, terrain and road and public facilities. (Zoning Regulation. 1.1)
- The text amendment proposal is consistent with the 2010 Plan of Conservation and Development which encourages the development of appropriate types of affordable housing in the Town of Harwinton.
- The Planning Commission gave a favorable report on the proposal.

Effective Date: October 29, 2018.

D. Thurston seconded the motion and it passed unanimously.

5. DISCUSSION/POSSIBLE DECISION – BUMPER BROOK ESTATES, LLC - PETITION FOR A ZONE CHANGE FROM LIGHT INDUSTRIAL TO A TOWN RESIDENTIAL ZONE, TWENTY-FOUR BUMPER ROAD, ASSESSORS MAP NOS. A8-03-0003, A8-03-0004 AND A8-03-0006. PUBLIC HEARING CLOSED 9/24/18. 65TH DAY TO MAKE A DECISION WITHOUT EXTENSIONS: 11/27/18.

Commissioners discuss postponing a vote until final word from Town Atty. Michael D. Rybak on whether any other paperwork is needed before making a decision. Also, whether the Commission needs to wait until a copy of the WPCA contract is reviewed by him before making a decision. D. Kovall **motioned** to continue discussion on this item to the next Zoning meeting agenda scheduled for Tuesday, November 13, 2018, seconded by M. Szydlo. Motion passed unanimously.

6. COMPLAINTS/ENFORCEMENT ACTIONS.

D. Kovall questions the status of the 508 Hill Road complaint, property owned by Ralph Johnson. LUC Redmond reports that no information has been supplied to her by ZEO Tom Mitchell. D. Kovall states that there are many trucks on the property and that the property is being used as a staging area and this problem needs to be resolved.

7. ANY OTHER BUSINESS. None.

8. CORRESPONDENCE. None.

9. INVOICES. None.

10. ADJOURN.

T. Root **motioned** to adjourn the meeting at 8:00 p.m., seconded by D. Kovall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 10-23-18 AT 12:35 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK