

Present: Chairman Peter Brazaitis, Nancy LaGanga, Anne Marie Buonocore, Don Truskauskas, Alternate Member Glenn Bradley and Land Use Coordinator Polly Redmond

Absent: Todd Ouellette, Alternate Members Robert Lavoie and Kevin Ferrarotti

Also Present: Town Atty. Michael D. Rybak

PUBLIC HEARING

1. **OPEN HEARING – ESTABLISH QUORUM.**

Chairman Brazaitis called the hearing to order at 7:00 p.m. All regular members present are seated. Alternate Member Glenn Bradley is seated for Todd Ouellette.

2. **TOWN OF HARWINTON – APPLICATION FOR SPECIAL PERMIT TO CONSTRUCT A 5000 SQUARE FOOT BUILDING TO BE USED BY THE HARWINTON EMERGENCY OPERATIONS CENTER AND THE HARWINTON AMBULANCE ASSOCIATION, 166 BURLINGTON ROAD, ASSESSOR MAP D6-03-03.**

Chairman Brazaitis reads the call to hearing as published in the Republican-American on 10-11-12 and 10-19-12.

D. Truskauskas **motioned** to continue the public hearing to November 13, 2012. Chairman Brazaitis offers an alternative to continue the public hearing to a special meeting either on October 30th or October 31st. Reason for continuation is due to lack of proper notification to neighbors within 200 feet of the proposed activity. D. Truskauskas notes that the commission has not held special meetings since he's been on the board and cautions commissioners on setting one. He states that the commission should not treat this application any differently because it is the Town of Harwinton applying. There is no second to the motion. After further discussion, Chairman Brazaitis **motioned to continue the public hearing to Monday, October 29, 2012 at 7:00 p.m. in the town hall, 100 Bentley Drive.**

A. Buonocore seconded the motion. Those voting in favor of the motion: Chairman Brazaitis, A. Buonocore, N. LaGanga and G. Bradley. D. Truskauskas is opposed to the motion. Motion passed 4-1. A special meeting notice will be posted in the town clerk's office.

REGULAR MEETING

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

Chairman Brazaitis called the meeting to order at 7:13 p.m. Same quorum exists.

2. **APPROVE MINUTES OF PREVIOUS MEETING: 9/24/12 AND 10/9/12**

D. Truskauskas **motioned** to approve the minutes of 9/24/12, seconded by G. Bradley. Motion passed unanimously with N. LaGanga and A. Buonocore refraining from vote due to their absence at the 9/24/12 meeting. A. Buonocore **motioned** to approve the minutes of 10/9/12, seconded by G. Bradley. Motion passed unanimously with D. Truskauskas refraining from vote due to his absence at the 10/9/12 meeting.

3. **DISCUSSION/POSSIBLE DECISION – TOWN OF HARWINTON - APPLICATION FOR SPECIAL PERMIT TO CONSTRUCT A 5000 SQUARE FOOT BUILDING TO BE USED BY THE HARWINTON EMERGENCY OPERATIONS CENTER AND THE HARWINTON AMBULANCE ASSOCIATION, 166 BURLINGTON ROAD, ASSESSOR MAP D6-03-03. No discussion.**

4. **BENJAMIN & CARA DOUGHERTY – APPLICATION FOR 20' X 25' BARN, 262 HARMONY HILL ROAD. REQUEST FOR WAIVER OF ENGINEERED PLAN.**

Mr. Dougherty is present. Chairman Brazaitis reads the letter written by Mr. Dougherty requesting a waiver of an engineered plan. Site plan by Robert Green dated 7/6/11 for previous application of addition and leaching area layout is on file for review of boundaries, house, septic and well locations. The proposed barn will be 84 feet from the north property line and 40 feet from the south property line. IWWC and TAHD approvals have been received.

D. Truskauskas **motioned** to grant the request for waiver of an engineered plan, seconded by N. LaGanga.

D. Truskauskas **motioned** to approve the application, seconded by N. LaGanga. Both motions passed unanimously.

5. **LEN LOPARDO/TARGA, INC. – REQUEST FOR RENEWAL OF EXPIRED SITE PLAN, SUNSET RIDGE, OFF MOUNTAIN VIEW DRIVE. SITE PLAN APPROVED: 2/13/07, DATE OF EXPIRATION: 2/13/12. EXPIRED BOND IN THE AMOUNT OF \$83,600.00.**

Mr. Lopardo is present and submits a letter from him dated 10/18/12 requesting an additional five (5) years to complete the project known as Sunset Ridge. The letter notes that Thomaston Savings Bank has indicated that they would issue a new Letter of Credit for the bond in the amount of \$83,600. Mr. Lopardo also submits a copy of an email he received dated 10/19/12 from Peter Doiron/Thomaston Savings Bank that states Thomaston Savings Bank is processing the renewal of the Letter of Credit naming the Town of Harwinton as beneficiary for identified improvements on the Sunset Ridge subdivision on Mountain View Drive, Harwinton 06791. Upon questioning by LUC Redmond as to the percentage of completion of the project, Mr. Lopardo states that six homes are built and a seventh one is being built. Each unit has total landscaping and sewer and water has been installed. In regards to the road, Mr. Lopardo states that the binder course is down but the completed pavement course will wait until the project is complete. He notes that the economy is down but it is his intention to complete the project of the 30 units. He notes that Phase I is 18 units and Phase II is for 12 units. A. Buonocore **motioned** to grant the request for a five-year extension, subject to renewal of the bond, seconded by D. Truskauskas. Motion passed unanimously.

6. **JOHN FALK – APPLICATION FOR ADDITION OF SCREENED PORCH AND ADDITIONAL DECKING, 52 CATLIN ROAD. SIDE YARD VARIANCE REQUIRED.**

LUC Redmond represents the applicant stating that the applicant will need an 18 foot side yard variance and the applicant has made application with the Zoning Board of Appeals. N. LaGanga **motioned** to deny the application for the reason that the side yard setback cannot be met, seconded by A. Buonocore. Motion passed unanimously.

7. **DISCUSSION – TOWN CENTER/BUSINESS ZONE.**

No discussion.

8. **COMPLAINTS/ENFORCEMENT ACTIONS.**

ZEO Nelson confirms Mr. Lopardo's statement regarding the number of units constructed within Sunset Ridge, a 55 and older community located in a multi-family zone.

In the matter of GRJH, she states that Frank Rybak, Harwinton Building Inspector, has written a letter to the Zoning Commission stating that the four-foot landing tapering to grade has been properly constructed at the top of the stairs located on the north wall at 207 Birge Park Road. Chairman Brazaitis reads the letter to the commissioners. ZEO Nelson suggests that the Citation Hearing be reconvened and then brought to a close.

The commission is in agreement.

9. **ANY OTHER BUSINESS.** None.

10. **CORRESPONDENCE.** None.

11. **INVOICES.** None.

12. **ADJOURN.**

A. Buonocore **motioned** to adjourn the meeting at 7:30 p.m., seconded by N. LaGanga. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 10/24/2012 AT 11:54 AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK