

PLANNING COMMISSION MEETING WEDNESDAY, JANUARY 22, 2014 TOWN HALL 7:00 P.M.

Present: Chairman Michael Orefice, Paul Roche, Christina Emery, John Souchuns, Michael Letourneau and Land Use Coordinator Polly Redmond  
Absent: Steve Criss

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

Chairman Orefice called the meeting to order and a quorum was established.

2. **APPROVE MINUTES OF PREVIOUS MEETING:** 1/8/14

P. Roche **motioned** to approve the minutes with amendment to page 2, paragraph 4, referring to Section 9.6, to delete the last sentence “\*Chairman Michael Orefice notes that he is against amending the regulation.”

M. Letourneau seconded the motion and it passed unanimously.

3. **REVIEW PROPOSED ZONING REGULATION AMENDMENTS SET FOR PUBLIC HEARING ON 1/27/14.**

Additional comments on proposed Zoning Regulation amendments are made by the Planning Commission and are as follows:

**Section 2.3:** Definition of Garage, Public (pg 12) – The Planning Commission remains unclear on wording within the definition. They question what defines a “vehicle” and what Zoning Regulation it refers to if there are more than five (5) vehicles? Would a Special Permit be required for commercial use? The Planning Commission notes that there are no Zoning Regulations that refer to Public Garages and usually definitions are noted elsewhere in the regulations.

**Section 4.1:** Permitted Uses in Residential Zones

Adding Section 4.1e *Recreational use, including operation of ATV's or Snowmobiles, is permitted as long as there is no commercial aspect to the operation.*

The Planning Commission believes this proposed regulation would do away with all other Zoning Regulations concerning building. To allow buildings for any and all recreational use is too broad a regulation. The Commission has no problem with the *use* of recreational activities in residential zones and believes it is already permitted without actually regulating.

**Section 9.6:** Restaurant, Grill, Tavern, Package Store or Other Building or Establishment Selling or Serving Alcoholic Liquor.

The Planning Commission's final comment is that the Zoning Commission seek counsel with the Town Attorney regarding amendment to this regulation.

4. **OLD BUSINESS.** None.

5. **ANY OTHER BUSINESS.**

P. Roche questioned whether a Town Ordinance could regulate firearms and shooting on town land and notes that the Town of Woodbridge has an Ordinance regulating distances. They ask that Town Atty. Michael Rybak be contacted regarding laws on shooting on residential properties and the possibility of creating an Ordinance that mirrors the Town of Woodbridge.

6. **CORRESPONDENCE.** None.

7. **INVOICES.** None.

8. **ADJOURN.**

C. Emery **motioned** to adjourn the meeting at 8:00 p.m., seconded by P. Roche. Motion passed unanimously.

Respectfully submitted,

Polly Redmond, Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 1-24-14 AT 10:05 AM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK