

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

Absent: Cynthia Kasey and Alternate member Brook Cheney

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.

2. APPROVE MINUTES OF PREVIOUS MEETINGS: 10/11/16 AND 11/28/16

The approval of 10/11/16 minutes is tabled due to lack of a voting quorum.

M. Szydlo **motioned** to approve the minutes of 11/28/16, seconded D. Kovall. Motion passed unanimously with D. Thurston refraining from vote due to his absence at the 11/28/16 meeting.

3. PUBLIC COMMENT. None.

4. KEVIN GILLETTE – APPLICATION FOR 30' X 30' DETACHED GARAGE, 120 MOUNTAIN VIEW DRIVE. REQUEST FOR WAIVER OF ENGINEERED PLAN.

Mr. Gillette is present. A copy of a plot plan prepared for Rossmorr Estates, Lot 8, Mountain View Drive (#120) with the proposed garage drawn on by the applicant is reviewed. The applicant also is proposing to add a 16' x 30' shed attached to the rear of the proposed garage at some future point in time after the construction of the garage. Side yard setback proposed to be 50 feet, front yard setback to be 121 feet and rear yard setback will be 134 feet from the proposed shed addition. IWWC approval has been reviewed. No TAHD approval is required as the property is serviced by sewer. D. Kovall **motioned** to grant the request for waiver of an engineered plan, seconded by D. Thurston. D. Thurston **motioned** to approve the application, seconded by M. Szydlo. Both motions passed unanimously.

5. DISCUSS POSSIBLE AMENDMENTS TO ZONING REGULATIONS PERTAINING TO AFFORDABLE HOUSING, KEEPING OF ANIMALS AND HOME OCCUPATIONS.

Commissioners discuss Zoning Regulations to be "clarified" and will continue discussion at the next Zoning meeting to be held January 9, 2017. There are no present Zoning Regulations on Affordable Housing but Commissioners have received a copy of Litchfield's regulation on this topic. These are informal discussions at this point and the public is welcome to attend the Zoning meetings to add input.

6. COMPLAINTS/ENFORCEMENT ACTIONS. None.

7. ANY OTHER BUSINESS. None.

8. CORRESPONDENCE. None.

9. INVOICES. None.

10. ADJOURN.

D. Thurston **motioned** to adjourn the meeting at 7:40 p.m., seconded by D. Kovall. Motion passed unanimously.

Respectfully submitted,
Polly Redmond, Land Use Coordinator

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