

**ZONING COMMISSION MEETING  
MONDAY, JANUARY 9, 2017  
TOWN HALL 7:00 P.M.**

Present: Cynthia Kasey, Deborah Kovall, Daniel Thurston, Matthew Szydlo, Alternate Member Don Truskauskas and Land Use Coordinator Polly Redmond

Absent: Chairwoman Michelle Rewenko and Alternate Member Brooke Cheney

**PLEDGE OF ALLEGIANCE**

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

Acting Chair Daniel Thurston called the meeting to order at 7:04 p.m. All members present are seated.

**2. APPROVE MINUTES OF PREVIOUS MEETINGS: 10/11/16 AND 12/12/16**

D. Truskauskas **motioned** to approve the minutes of 10/11/16, seconded by D. Kovall. Motion passed unanimously with C. Kasey and M. Szydlo refraining from vote due to them not being on the Commission in October.

D. Kovall **motioned** to approve the minutes of 12/12/16, seconded by M. Szydlo. Motion passed unanimously with C. Kasey refraining from vote due to her absence at the 12/12/16 meeting and D. Truskauskas refraining from vote due to him not being on the Commission in December.

**3. PUBLIC COMMENT. None.**

**4. DAVID SAWOSKA – APPLICATION FOR 16' X 22.5' ADDITION TO HOUSE AND 36' X 8' ADDITION TO GARAGE, 37 PINE RIDGE DRIVE.**

Mr. & Mrs. Sawoska are present. Plans by Berkshire Engineering, titled B100a Sketch Plan, dated 12/8/16, are reviewed. IWWC and TAHD approval has been received. Additions will be a master suite and garage with studio above with no additional bedrooms proposed. D. Truskauskas **motioned** to approve the application, seconded by M. Szydlo. Motion passed unanimously.

D. Truskauskas **motioned** to amend the agenda to take up Item 8 at this time, seconded by M. Szydlo. Motion passed unanimously.

Commissioners discuss requirements and procedures of the Zoning Enforcement Officer position.

**5. DISCUSSION WITH JEFF NEUMANN, BUILDING INSPECTOR, REGARDING ZONING APPLICATION SIGNOFFS BY LAND USE COORDINATOR.**

Mr. Neumann is present and asks the Zoning Commission to consider giving authority to Polly Redmond, Land Use Coordinator, to sign off on structures larger than the 200 square feet permitted in Zoning Regulation Section 8.1. If proposed construction is presented on an engineered plan and obviously meets the setbacks, he believes LUC signoffs would expedite applications and ensure that applications are applied for when they can be approved immediately. Proposals that are more complex would still go before the Zoning Commission as well as waiver requests, applications for single family dwellings and special permit applications. D. Truskauskas states that perhaps Section 8.1 can be amended to read "A permit for *structures up to 1000 square feet* may be issued by the Land Use Coordinator; leaving out the wording "without a site plan". Commissioners question whether a Guideline should be formalized stating what powers the Land Use Coordinator has to sign off on certain applications or perhaps just amend Section 8.1 at the time a public hearing is set for any other proposed regulation amendments.

**6. INFORMAL DISCUSSION - PROPOSED AMENDMENTS TO ZONING REGULATIONS FOR CLARIFICATION TO SECTION 6.5 KEEPING OF ANIMALS, SECTION 9.4 HOME OCCUPATIONS AND INFORMAL DISCUSSION ON REGULATIONS PERTAINING TO AFFORDABLE HOUSING.**

Commissioners discuss the proposed wording on Section 6.5 Keeping of Animals and question what prompted the changes proposed. D. Truskauskas would like to see less or no regulating on keeping of animals instead of more and perhaps just use Best Agricultural Management Practices. He would like to see more research done on regulations for animal practices, peruse the information he has from the Farm Bureau and distribute that information to Commissioners. Discussion on chickens and acreage for fowl will also be included in future discussions. Informal discussion will continue at the next Zoning Commission meeting and will include Home Occupation proposed amendments and wording for Affordable Housing Regulations thought the Commission realizes that legal advice would need to be sought for Housing Regulations. LUC Redmond will mail out Zoning Regulation Amendment Worksheets that former Zoning Commissioner Joseph Marzullo designed for discussion purposes.

**7. COMPLAINTS/ENFORCEMENT ACTIONS.**

None.

**8. ANY OTHER BUSINESS.**

None. (See above.)

**9. CORRESPONDENCE.**

None.

**10. INVOICES.**

None.

**11. ADJOURN.**

D. Truskauskas **motioned** to adjourn the meeting at 8:12 p.m., seconded by M. Szydlo. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 1-10-17 AT 1:46 PM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK