

**HARWINTON ZONING COMMISSION MEETING**  
**MONDAY, MARCH 27, 2017**  
**TOWN HALL 7:00 P.M.**

Present: Chairwoman Michelle Rewenko, Cynthia Kasey, Matthew Szydlo, Land Use Coordinator Polly Redmond and Zoning Enforcement Officer Thomas Mitchell

Absent: Deborah Kovall, Daniel Thurston, Alternate Member Brooke Cheney and Alternate Member Don Truskauskas

**PLEDGE OF ALLEGIANCE**

**REGULAR MEETING**

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

Chairwoman Rewenko called the meeting to order at 7:00 p.m. All members present are seated.

**2. APPROVE MINUTES OF PREVIOUS MEETINGS: 1/24/17, 2/27/17, 3/6/17 SPECIAL MEETING AND 3/13/17**

Approval of all minutes is tabled due to lack of a voting quorum.

**3. PUBLIC COMMENT. None.**

**4. INFORMAL DISCUSSION/REVIEW – PROPOSED WORDING TO AMEND ZONING REGULATION 6.5 KEEPING OF ANIMALS TO ADD REGULATIONS CONCERNING CHICKENS.**

Commissioners discuss proposed wording drawn up by Land Use Coordinator Redmond. Revisions are to be made and presented at the next Zoning meeting. Links to State Statute 19A-341 Right to Farm and to State Statute 1-1q will be included in any revisions made. LUC Redmond informed the Commission that the Chairman of the Agricultural Commission, Michael Orefice, requested that their Commission review any proposed regulations concerning animals and poultry.

**5. INFORMAL DISCUSSION – PROPOSED AMENDMENT TO ZONING REGULATION 9.4 HOME OCCUPATIONS AND INFORMAL DISCUSSION ON REGULATIONS PERTAINING TO AFFORDABLE/WORKFORCE HOUSING REGULATIONS.**

Commissioners discuss proposed wording for revised Home Occupation Regulations drawn up by Land Use Coordinator Redmond. Revisions are to be made and presented at the next Zoning meeting.

Commissioners have many questions regarding Affordable/Workforce Housing Regulations such as does the Zoning Commission/Town of Harwinton have to establish zones for Affordable/Workforce Housing? Can it be in any zone? Does the Commission only have to have Zoning Regulations pertaining to Affordable/Workforce Housing? Does town-owned elderly housing count towards the State of CT Affordable Housing Land Use Appeals Procedure Act that has set a goal that each CT town should have a minimum of 10% of its total housing units qualified as “affordable”? As a side note, the “Act” further states that in any town which does not have a minimum of 10% affordable housing, a developer who builds 30% of their development as “affordable” housing units can build wherever in town they like regardless of the Town’s Zoning Regulations. Commissioners question what is the present income level to qualify for affordable housing? Is it still housing that costs no more than 30% of the income of a household that makes 80% of the area median income? (\*This information was obtained from Jocelyn Ayer, Collaborative Planner, NHCOC.) Commissioners are in agreement that much guidance will be needed in creating a Zoning Regulation pertaining to Affordable/Workforce Housing. Discussion will continue at the next Zoning meeting.

**6. DISCUSSION/ADOPTION OF *GUIDELINE FOR ZONING ENFORCEMENT OFFICER*.**

Tabled to the next Zoning meeting.

**7. COMPLAINTS/ENFORCEMENT ACTIONS.**

None.

**8. ANY OTHER BUSINESS.**

None.

**9. CORRESPONDENCE.**

None.

**10. INVOICES.**

None.

**11. ADJOURN.**

M. Szydlo **motioned** to adjourn the meeting at 8:30 p.m., seconded by C. Kasey. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 03/29/17 AT 11:05 AM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK