

HARWINTON ZONING COMMISSION MEETING
MONDAY, JULY 10, 2017
TOWN HALL 7:00 P.M.

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

Absent: Alternate Members Brooke Cheney and Don Truskauskas

PLEDGE OF ALLEGIANCE

1. OPEN MEETING – ESTABLISH QUORUM.

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

2. APPROVE MINUTES OF PREVIOUS MEETING: 5/8/17, 5/22/17 AND 6/12/17

D. Thurston **motioned** to approve the minutes of 5/8/17, seconded by C. Kasey. Motion passed unanimously with M. Rewenko, M. Szydlo refraining from vote due to their absence at the 5/8/17 meeting.

D. Kovall **motioned** to approve the minutes of 5/22/17, seconded by M. Szydlo. Motion passed unanimously with C. Kasey and D. Thurston refraining from vote due to their absence at the 5/22/17 meeting.

D. Thurston **motioned** to approve the minutes of 6/12/17, seconded by M. Szydlo. Motion passed unanimously with C. Kasey refraining from vote due to her absence at the 6/12/17 meeting.

3. PUBLIC COMMENT.

None.

4. MICHAEL VARANELLI – APPLICATION FOR SINGLE FAMILY DWELLING, DELAY ROAD, ASSESSORS MAP NO. B5-03-2512. EASTVIEW FARMS SUBDIVISION 1993.

Michael Varanelli is present. Plans by Berkshire Engineering titled Septic System Design prepared for Michael Varanelli, Lot 1-2 Eastview Farms, Delay Road, dated 5/25/17 are reviewed. IWWC and TAHD approvals have been received. Driveway opening permit was issued in May 2004 to the current owner of the property, Lynn Linden. The driveway is existing as are the utilities and well on the property. Ms. Linden has written a letter giving Mr. Varanelli permission to make application for the construction of his home. M. Szydlo **motioned** to approve the application, seconded by D. Thurston. Motion passed unanimously.

5. DAWN ROMANIELLO – APPLICATION FOR ADDITIONAL BUSINESS USE OF PROPERTY, 271 LITCHFIELD ROAD, AS LIFE COACHING AND WELLNESS CENTER. MIXED BUSINESS USE WITH TURBOKITS.

Dawn Romaniello is not present. Land Use Coordinator Redmond informs the Commission of Ms. Ramaniello's plans to open a Wellness Center on the above level of the manufacturing building housing TurboKits. A letter from Robert Rubbo, TAHD, has been received stating that the area health department has no concerns with this business being operated out of the building. A Change of Use form is on file.

C. Kasey **motioned** to approve the Change of Use, seconded by D. Kovall. Motion passed unanimously.

6. INFORMAL DISCUSSION/REVIEW – PROPOSED WORDING TO AMEND ZONING REGULATION 6.5 KEEPING OF ANIMALS TO ADD REGULATIONS CONCERNING CHICKENS. PAST DISCUSSIONS ON: HOME OCCUPATION REGULATIONS. AFFORDABLE HOUSING. LETTER SENT TO BOARD OF SELECTMEN 4/28/17. ZONING ENFORCEMENT GUIDE. TOWN ATTY. REVIEWING.

NEW DISCUSSION ON: ZONING REGULATION 6.17 STORAGE SHEDS – DISCUSSION ON DELETING PARAGRAPH 1 ONLY.

The Commission agrees that they are now ready to send the proposed regulation amendments involving Zoning Regulation 6.5 **Keeping of Animals** and Zoning Regulation 9.4 **Home Occupations** to the town attorney for his review.

Proposed Zoning Regulations for **Affordable Housing** will be the addition of wording in Section 4.7.2 as follows:

4.7.2c. Affordable Housing Development is a permitted use by Special Permit in a Multi Family zone only. Eligible applicants shall be limited to the following:

- a. The Town of Harwinton
- b. A Community Housing Development Corporation meeting the requirements of the Connecticut General Statutes 8-217, as amended, or;
- c. A local non-profit organization which has qualified for tax exempt status as a charitable organization by the IRS pursuant to the federal tax code and is certified by the Board of Selectmen as able to carry out the proposed affordable housing.

4.7.3 The application shall include information demonstrating a local need for the type and amount of proposed housing.

4.7.4 The applicant shall provide documentation of legally binding measures guaranteeing that the housing will remain affordable as defined in the Connecticut General Statutes, Section 8-39a, as amended.

4.7.5 All dwelling units shall be served by a public water system approved by the State Department of Health Services and/or the Torrington Area Health District and public sewer facilities approved by the Harwinton Water Pollution Control Authority.

Current Section 4.7.3 will become 4.7.6 and Current Section 4.7.4 will become 4.7.7.

***Further discussion on Affordable Housing will take place at the next Zoning meeting 7/24/17.**

The Zoning Commission also proposes to omit the first paragraph of **Section 6.17 Storage Sheds** since it pertains to sheds in the Lake Association and the appearance of such sheds.

Town Atty. Michael D. Rybak has reviewed the Zoning Enforcement Officer Guide and agrees with it. It will not be made part of the Zoning Regulations but only be used as a guide to the enforcement officer.

7. COMPLAINTS/ENFORCEMENT ACTIONS.

ZEO T. Mitchell informs the Commission that the Barrow complaint seems to be resolved.

8. ANY OTHER BUSINESS.

None.

9. CORRESPONDENCE.

None.

10. INVOICES.

None.

11. ADJOURN.

C. Kasey **motioned** to adjourn the meeting at 7:43 p.m., seconded by D. Kovall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 07/14/17 AT 9:10AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK