

**HARWINTON ZONING COMMISSION**  
**MONDAY, JULY 24, 2017**  
**TOWN HALL 7:00 P.M.**

Present: Cynthia Kasey, Matthew Szydlo, Alternate Member Brooke Cheney, Alternate Member Don Truskauskas and Land Use Coordinator Polly Redmond

Absent: Chairwoman Michelle Rewenko, Deborah Kovall and Daniel Thurston

**PLEDGE OF ALLEGIANCE**

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

Acting Chair Cynthia Kasey called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate B. Cheney seated for D. Kovall and D. Truskauskas seated for D. Thurston.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 7/10/17** Tabled for lack of a voting quorum.

**3. PUBLIC COMMENT.** None.

**4. MICHAEL MAZUROSKI – APPLICATION FOR 14' X 24' SHED, 38 FOX HUNT WAY. REQUEST FOR WAIVER OF ENGINEERED PLAN. APPLICATION FOR 18' X 36' INGROUND POOL, 38 FOX HUNT WAY. REQUEST FOR WAIVER OF ENGINEERED PLAN.**

Mr. Mazuroski is present and using a copy of a Zoning Location Survey from 2016 prepared by Jones Engineering LLC for construction of the house, he has sketched in the location of the shed and inground pool. The shed will be located 65 feet from the front yard (Fox Hunt Way) property line and the inground pool will be 35 feet to the south side property line. The property is a corner lot therefore it has two front yards and two side yards. Written request by the applicant to waive the requirement of providing an engineered plan remains on file. TAHD approval and IWWC approval has been received for both projects. D. Truskauskas **motioned** to grant the request for waiver of an engineered plan, seconded by M. Szydlo. D. Truskauskas **motioned** to approve the application for a shed and inground pool, seconded by M. Szydlo. Both motions passed unanimously.

**5. VINCENT WHEELER – APPLICATION FOR 18' X 36' INGROUND POOL, 53 BURLINGTON ROAD.**

Mr. Wheeler is present. Plans by Berkshire Engineering titled Zoning Location Survey, dated 7/14/17, are reviewed. IWWC and TAHD approvals have been received. D. Truskauskas **motioned** to approve the application, seconded by B. Cheney. Motion passed unanimously.

**6. CHRISTINA RECTOR RENZULLO – APPLICATION FOR SINGLE FAMILY DWELLING, 235 WILDCAT HILL ROAD.**

Ms. Renzullo is present. Plans by David Wilson, P.E. titled Site Plan, dated 7/11/17 are reviewed. IWWC signoff approval has been received. TAHD approval is outstanding. Driveway opening permit has been received. The plan shows a 6" PVC foundation drain to town drainage that Commissioners would like Highway Supervisor John Fredsall to comment on as a permit is required from that department. D. Truskauskas **motioned** to approve the application with the condition that the applicant contact the Highway Department for permit to drain into the town's drainage system and that TAHD approval is obtained. Motion seconded by B. Cheney and passed unanimously.

**7. SHARON WELEHORSKY – APPLICATION FOR SINGLE FAMILY DWELLING, 239 WILDCAT HILL ROAD.**

The applicant is not ready to present at this time.

**8. INFORMAL DISCUSSION/REVIEW – FINAL REVIEW OF REVISED ZONING REGULATION PROPOSALS TO AMEND:**

Zoning Regulation 2.3 Definitions – to add *definition of Affordable Housing Development* that includes definitions of “*Assisted Housing*”, “*Set-aside Development*” and “*Median Income*”.

Zoning Regulation 4.7.2 Special Permit Uses in Multi Family Zone to include 4.7.2c adding that Affordable Housing Developments are permitted by Special Permit in a Multi Family zone *only* and adds limitations to eligible applicants.

Zoning Regulation 6.5 Keeping of Animals to add regulations concerning poultry; that poultry shall be contained on owner’s property by use of pens or fencing if necessary.

Zoning Regulation 6.17 Storage Sheds – to delete the first paragraph of the regulation concerning the appearance of sheds in the Lake Harwinton Association.

Zoning Regulation 6.19 Use of Home for Personal Business – to delete the existing wording and replace with new wording under title of *Home Based Business – Minor*.

Zoning Regulation 9.4 Home Occupations – to delete the existing wording and replace with new wording under title of *Home Based Business – Major*.

Minor changes are to be made to proposed Zoning Regulation amendment 6.19 Use of Home for Personal Business to delete 6.19c. concerning mail delivery and 6.19f. regarding having, using or storing of commercial vehicles or trailers so the proposed amendment concerning gross vehicle weight *rating* is the same as what is in Zoning Regulation 6.20 Overnight Parking of Commercial Vehicles in a Residential District.

Minor changes are to be made to proposed Zoning Regulation amendment 9.4 Home-Based Business, Major, Section 9.4.1d. to add wording regarding gross vehicle weight *rating* that is found in Zoning Regulation 6.20 Overnight Parking of Commercial Vehicles in a Residential District. Minor change also to be made to proposed Zoning Regulation amendment to delete 9.4.2b. concerning mail delivery.

**9. FINAL REVIEW AND ADOPTION OF ZONING ENFORCEMENT GUIDE.**

Tabled until full commission is present.

**10. COMPLAINTS/ENFORCEMENT ACTIONS.**

A report from ZEO Thomas Mitchell is received. No new complaints to report. Previous complaint regarding excess number of horses on property located at Cemetery road has been resolved with the horses removed from the property.

No new information to report on previous complaint regarding use of property at High Rider’s Snowmobile Club. ZEO Mitchell is awaiting contact from property owner after sending a Notice of Violation.

**11. ANY OTHER BUSINESS.**

None.

**12. CORRESPONDENCE.**

None.

**13. INVOICES.**

None.

**14. ADJOURN.**

B. Cheney **motioned** to adjourn the meeting at 8:15 p.m., seconded by M. Szydlo. Motion passed unanimously.

Polly Redmond, Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 07/31/17 AT 2:51 PM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK