

**HARWINTON ZONING COMMISSION MEETING**  
**MONDAY, AUGUST 14, 2017**  
**TOWN HALL 7:00 P.M.**

Present: Cynthia Kasey, Matthew Szydlo, Don Truskauskas, Land Use Coordinator Polly Redmond, Zoning Enforcement Officer Thomas Mitchell and Building Inspector Jeff Neumann

Absent: Chairwoman Michelle Rewenko, Deborah Kovall, Daniel Thurston and Alternate Member Brooke Cheney

**PLEDGE OF ALLEGIANCE**

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

Acting Chair C. Kasey called the meeting to order at 7:15 p.m. All regular members present are seated with Alternate Member D. Truskauskas seated for D. Thurston.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 7/24/17**

M. Szydlo **motioned** to approve the minutes of the previous meeting with the addition to Item 8 after last paragraph to add the following: ***B. Cheney motioned to set a public hearing date for Monday, September 25, 2017 at 7:00 p.m. in the town hall, 100 Bentley Drive, to present the proposed Zoning Regulation amendments noted above. D. Truskauskas seconded the motion and it passed unanimously.***  
D. Truskauskas seconded the motion to amend the minutes. Motion passed unanimously.

**3. PUBLIC COMMENT.**

None.

**4. CHRISTINE KURTZ, P.E., SENIOR PROJECT MANAGER, WRIGHT-PIERCE – APPLICATION FOR WATER POLLUTION CONTROL AUTHORITY BUILDING IMPROVEMENTS, 252 BOGUE ROAD.**

Christine Kurtz, P.E., Wright-Pierce is present along with Ray Drew, WPCA Administrator, and provides for viewing purposes colored site plans of existing and proposed conditions.

Submitted site plans are titled Overall Existing Conditions & Site Demolition Plan (Sheet C-2), Overall Site Modifications Plan (Sheet C-10), Site Grading & Drainage Plan I (Sheet C-15), Site Grading & Drainage Plan II (Sheet C-16), Site Grading & Drainage Plan III (Sheet C-17), Site Grading & Drainage Plan IV (Sheet C-18), Overall Erosion Control Plan (Sheet C-30) and Erosion Control Notes and Details (Sheet C-31) all dated 6-17.

C. Kurtz gives a brief overview of the project and the reason the plant needs to meet Executive Order 13690 by spring 2020 which is an Order to reduce the risk and cost of future flood disasters by ensuring that improvements are constructed to better withstand the impacts of flooding. With this project, flood protection will be achieved by raising to, or protecting structures against, at least 2-feet above the base flood elevation. Critical functions will be protected to 3-feet above base flood elevation. She gives a brief history of the buildings on site and the years they were built. A Project Description narrative has been submitted with the application and remains on file in the Land Use office.

Stormwater at the site is currently directed to four stormwater outfalls at the perimeter of the site. The site is relatively flat and has only a few catch basins to collect stormwater runoff. Catch basins are proposed to be added to intercept runoff and direct it to one of the four discharge points. Most of the new improvements and changes in impervious area are taking place on the southern end of the site. In the middle of the site the

existing 18-inch outfall will be lowered to make room for new process piping being installed as part of the facility improvements. C. Kurtz states that Best Management Practices for erosion control will follow the stormwater management upgrades and monitoring will be done after storms. In regards to land use, she notes that setbacks will not be affected and all work will be done within the boundary of the treatment plant. Lot coverage will increase from 26% to 29% which is well below the 50% requirement of Section 5 Zoning Regulation.

Ray Drew states that the treatment facility was built in 1939 with improvements undertaken in 1968, 1995 and 2010 and that much of the equipment in the facility is approaching the end of its service life. With this upgrade, he notes that the electrical room will be brought up to code raising the structures up out of the basement to a 523 elevation. The facility must remain in operation at all times and phasing of the project will be done.

M. Szydlo questions if flooding were to happen in the area from the Naugatuck River bordering the property, would the facility remain on line? Mr. Drew states that the facility, as being designed, would be able to stay on line. M. Szydlo questions what the elevation is from the Naugatuck River with Mr. Drew answering, 506 at the edge of the river and 520 elevation at a berm located on the west side bordering the river. M. Szydlo questions if there will be a change in plant capacity with Mr. Drew answering, no. D. Truskauskas refers to the existing Mechanical Screen Building and asks if it will be torn down in order to rebuild the Preliminary Treatment Building. C. Kurtz states that the building will be doubled in size due to electrical codes and the existing structure will be removed and replaced with a new building due to PCBs in the building material used at that time of construction (1930). D. Truskauskas questions how close the proposed building is to the rear property line and notes that any additions to the existing building footprint should be confirmed that it meets the setbacks of Section 5 Zoning Regulations and if it does not, a variance would be required. D. Truskauskas questions if parking calculations were looked at with C. Kurtz stating that the facility was built to state building code and occupancy code. D. Truskauskas states that, in reviewing the plans, it appears two parking spaces are being added and questions whether no additional vehicles or staff will be brought in after upgrades are done with Mr. Drew replying, no. D. Truskauskas recaps that what this Commission is looking for before making a decision is information on where the property line is and whether any new addition building footprint would be over the setback line of 50 feet and also, a statement from an engineer stating parking meets state code. C. Kurtz notes as a final comment that the Fire Marshal and the Harwinton Building Inspector have been previously involved in this project. No action by the Commission is taken at this time and the applicant will return to the next Zoning meeting scheduled for August 28, 2017 at 7:00 p.m. in the town hall.

**5. PASQUALE PELOSI – APPLICATION FOR EXISTING ACCESSORY APARTMENT OVER ATTACHED GARAGE CONSTRUCTED EIGHT YEARS AGO WITHOUT PERMIT, 153 DELAY ROAD.**

Pasquale Pelosi is present and provides a sketch of the floor plan above his garage that serves as an existing accessory apartment with access through the attached garage only. No permits have been taken out for the accessory apartment that has been in existence for eight years. Mr. Pasquale also provides for viewing architectural drawings showing the layout of the apartment which meets Zoning Regulation 9.3.8. The apartment has bathroom, toilet and kitchen facilities (Zoning Regulation 9.3.4) and parking for two parking spaces for the apartment (Zoning Regulation 9.3.5). D. Truskauskas **motioned** to approve the application ruling that the essential single family character of the neighborhood has not been affected by the accessory apartment (Zoning Regulation 9.3.10). The motion was seconded by M. Szydlo and passed unanimously.

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

Christina Renzullo is present to represent for her sister. Plans by David Wilson, P.E., titled Site Plan, dated 7/24/17 are reviewed. IWWC and TAHD approval has been received. Driveway permit and E&S permit are on file. M. Szydlo **motioned** to approve the application, seconded by D. Truskauskas. Motion passed unanimously.

**7. DISCUSSION – FEEDBACK ON REGIONAL DRAFT PLAN OF CONSERVATION AND DEVELOPMENT. REVIEW FORM DUE TO NWCD BY 9/15/17.**

Discussion tabled to the next Zoning meeting on 8/28/17.

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

Discussion tabled to the next Zoning meeting on 8/28/17.

Jeff Neumann, Building Inspector addresses the Commission at this time regarding his previous comments to the Commission asking to consider allowing the Land Use Coordinator to sign off on applications that clearly meet Zoning Regulation setbacks. He also informs the Commission that he has come across issuing Certificates of Occupancies for new homes with accessory apartments whose apartments were never applied for through the Zoning Commission. He suggests that there be a check-off on the Zoning application that if new home construction is being applied for, the question be asked by the Commission whether there will be an accessory apartment included in the building. The Zoning Commission reviews Zoning Regulation 9.3 Accessory Apartments and in the future shall consider deleting the regulation altogether as it is unclear why a special permit and public hearing is required for such a use.

**9. COMPLAINTS/ENFORCEMENT ACTIONS.**

None.

**10. ANY OTHER BUSINESS.**

None.

**11. CORRESPONDENCE.**

None.

**12. INVOICES.**

D. Truskauskas **motioned** to approve the invoice of the Zoning Enforcement Officer for 19 hours, seconded by M. Szydlo. Motion passed unanimously.

**13. ADJOURN.**

D. Truskauskas **motioned** to adjourn the meeting at 9:00 p.m., seconded by M. Szydlo. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 8-22-2017 AT 10:54AM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK