

**HARWINTON ZONING COMMISSION MEETING  
TOWN HALL 7:00 P.M.**

**MONDAY, AUGUST 28, 2017**

Present: Chairwoman Michelle Rewenko, Cynthia Kasey, Deborah Kovall, Matthew Szydlo, Alternate Member Brooke Cheney, Alternate Member Don Truskauskas and Land Use Coordinator Polly Redmond  
Absent: Daniel Thurston

**PLEDGE OF ALLEGIANCE**

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

Chairwoman Rewenko called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate Member Don Truskauskas seated for Dan Thurston.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 7/10/17 AND 8/14/17**

M. Szydlo **motioned** to approve the minutes of 7/10/17, seconded by C. Kasey. Motion passed unanimously with B. Cheney and D. Truskauskas not voting due their absence at the 7/10/17 meeting.

M. Szydlo **motioned** to approve the minutes of 8/14/17, seconded by D. Truskauskas. Motion passed unanimously with M. Rewenko, B. Cheney and D. Kovall not voting due to their absence at the 8/14/17 meeting.

**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 is present and refers to an email sent to the Land Use office that gives answers to the Zoning Commission's questions at the last meeting regarding west side property line and parking spaces. There are 21 existing parking spaces and after the upgrade there will be 23 spaces. C. Kurtz's email states, if the site is considered "Industrial, warehouse or manufacturing" as provided in the Zoning Regulations, the number of spaces provided will exceed the requirements of the Zoning Commission's parking regulation. Also attached to the email is a letter from MCA (Martinez Couch & Associates) dated 8/18/17 regarding the property line depicted on the Survey of the Torrington Sewage Treatment Plant and notation that the MCA will be re-issuing an updated plan after research revealed that the line was represented wrong and should have been labeled a "Former Channel Encroachment Line" (the CEL was a designation previously used by CT DEEP). The letter from MCA goes on to say, "The property line is the center of the river" [Naugatuck] and they have attached drawings dated 8/18/17 showing such property line and the encroachment line. Therefore, the building addition does not impede on any Town of Harwinton setback requirements. D. Truskauskas **motioned** to approve the application provided that revisions be made to the original site plans submitted to show the correct property line and also to show the elimination of the encroachment line. M. Szydlo seconded the motion and it passed unanimously.

**5. ELIZABETH WILCOX – APPLICATION FOR 12' X 24' SHED, 417 WILDCAT HILL ROAD.**

Mrs. Wilcox is present. The application includes a request for waiver of an engineered plan. A site plan prepared by William A. Berglund, LS, dated April 1997 showing the Wilcox property boundaries is provided. The location of the shed is drawn in meeting all required setbacks. It is noted that E. Wilcox also owns property abutting her house lot that she has joined those lots together today by filing a deed in the office of the town clerk. The joining of the two lots provides adequate setbacks for the shed. IWWC approval has been received. D. Truskauskas **motioned** to grant the request for waiver of an engineered plan, seconded by C. Kasey. D. Truskauskas **motioned** to approve the application, seconded by M. Szydlo. Both motions passed unanimously.

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

Commissioners voiced several concerns with the NHCOC's request to endorse the Draft Regional Plan of Conservation & Development. A statement is made that although they agree with some things within the POCD, they believe it is not a one size fits all document. Some things within the Draft POCD are not pertinent to the Town of Harwinton such as a call for sidewalks, purchasing of land, more construction of cell towers or public transportation. Some Commissioners feel as if the document is vague and though there are a lot of good ideas within the document, there are things that Harwinton does not need. Chairwoman Rewenko expresses her concern with the endorsement part of the request with D. Kovall stating her concern that other towns may think these things are good for them but they may not be good for Harwinton and by endorsing the document, Harwinton would be forced to be made part of what is in it. It is the consensus of the Commission that the plan has good intention but does not fit for the Town of Harwinton and they do not endorse the Regional POCD in its current state.

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

D. Truskauskas **motioned** to adopt the Zoning Enforcement Guide, seconded by C. Kasey. Motion passed unanimously.

**8. COMPLAINTS/ENFORCEMENT ACTIONS.**

ZEO Thomas Mitchell has submitted a report stating there are no new complaints, no new information to report and no invoices to submit.

**9. ANY OTHER BUSINESS.**

None.

**10. CORRESPONDENCE.**

None.

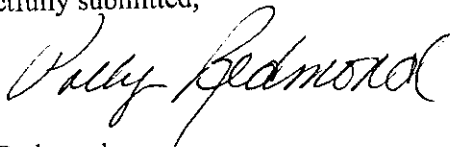
**11. INVOICES.**

None.

**12. ADJOURN.**

C. Kasey **motioned** to **adjourn** the meeting at 8:00 p.m., seconded by D. Truskauskas. Motion passed unanimously.

Respectfully submitted,



Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 08/31/17 AT 11:39 AM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK