

HARWINTON ZONING COMMISSION
MONDAY, SEPTEMBER 11, 2017
TOWN HALL 7:00 P.M.

Present: Chairwoman Michelle Rewenko, Cynthia Kasey, Deborah Kovall, Matthew Szydlo, Alternate Member Brooke Cheney, Alternate Member Don Truskauskas and ZEO Thomas Mitchell
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 B. Cheney seated for D. Thurston.

2. APPROVE MINUTES OF PREVIOUS MEETING: 8/28/17

M. Szydlo **motioned** to approve the minutes of the previous meeting, seconded by C. Kasey. Motion passed unanimously.

3. PUBLIC COMMENT.

None.

4. DONALD PELLETIER – APPLICATION FOR 20' X 36' GARAGE ADDITION, 56 EAST CHURCH ROAD. REQUEST FOR WAIVER OF ENGINEERED PLAN.

Mr. Pelletier is present. A written request for a waiver of an engineered plan is on file and a sketch is provided with the location of the present 16' x 23' one-car garage drawn in. It is the applicant's intent to enlarge the existing garage 5 feet to the rear and 20 feet to the left side making the garage 36' x 28'.

TAHD and IWWC approval has been received. D. Kovall **motioned** to grant the request for waiver of an engineered plan, seconded by B. Cheney. B. Cheney **motioned** to approve the application, seconded by M. Szydlo. Both motions passed unanimously.

5. TREVOR HOWLETT – APPLICATION FOR SINGLE FAMILY DWELLING, 84 DAVIS ROAD, ASSESSORS MAP C7-01-0003.

Mr. Howlett is present. Plans by Clark Engineering titled Plot Plan Prepared for Trevor Howlett & Michelle Howlett, dated 9/6/17 are reviewed. IWWC approval has been received. TAHD approval and driveway opening permit are outstanding. B. Cheney **motioned** to approve the application contingent upon receiving TAHD approval and a driveway permit from the Highway Supervisor. M. Szydlo seconded the motion and it passed unanimously.

6. COMPLAINTS/ENFORCEMENT ACTIONS.

ZEO T. Mitchell reports that he received two complaints from the Botts, 80 Lead Mine Brook Road, regarding two-wheeled vehicles using conservation land on property located off North Road (land formerly owned by the Pruddens) and also questionable activities at 90 Lead Mine Brook Road of an ATV track on residential land. ZEO Mitchell is investigating the matter further and will report back to this commission.

C. Kasey **motioned** to add to the agenda, **LEE AND GLORIA HALL, 85 WEINGART ROAD, APPLICATION FOR REPLACEMENT OF 12' X 23' DECK WITH A 24' X 16' ADDITION TO HOME. REQUEST FOR WAIVER OF AN ENGINEERED PLAN.** M. Szydlo seconded the motion and it passed unanimously.

Gloria Hall is present and provides a copy of a Property Survey prepared by Sterling Land Surveying, LLC, dated July 2006 showing all existing buildings on the property. The existing deck is 80 feet to the west side property line and the addition will be built on the same footprint except will be extended out 5 feet toward the back property line. The distance to the rear property line will be 165 feet. IWWC approval has been received. TAHD approval is outstanding. M. Szydlo **motioned** to grant the waiver request, seconded by D. Kovall. M. Szydlo **motioned** to approve the application contingent upon receiving TAHD approval, seconded by B. Cheney. Both motions passed unanimously.

7. ANY OTHER BUSINESS.

M. Szydlo **motioned** to add **Informal Discussion of property located at 145 Litchfield Road**, seconded by D. Kovall. Motion passed unanimously.

Peter Thierry is present to discuss his mother's property at 145 Litchfield Road that currently has an additional access off of Bentley Drive in addition to the access off Litchfield Road. The driveway off of Bentley Drive was installed by the town pursuant to a personal agreement (Volume 97/Page 826) with the Bentley-Thierry families who donated the land for Bentley Drive to give access to the municipal complex.

P. Thierry explains the difficulty he's been having in selling the property due to the restriction of use of the driveway off of Bentley Drive because it is the town's stand that the Agreement was only between the Bentley-Thierry families to use the access and is not transferrable. D. Kovall **motioned** that Atty. Steven Byrne, Byrne & Byrne LLC, be contacted (Harwinton's legal counsel is counsel to Peter Thierry) to review the Agreement. B. Cheney seconded the motion and it passed unanimously.

8. CORRESPONDENCE.

None.

9. INVOICES.

None.

10. ADJOURN.

C. Kasey **motioned** to adjourn the meeting at 7:36 p.m., seconded by D. Kovall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 09/18/17 AT 12:45 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK