

PLEDGE OF ALLEGIANCE

Present: Cynthia Kasey, Matthew Szydlo, Deborah Kovall, Alternate Member Don Truskauskas, Alternate Member Theodore Root and Land Use Coordinator Polly Redmond

Absent: Chairwoman Michelle Rewenko, Daniel Thurston and Alternate Member Nancy Schnyer

1. OPEN MEETING – ESTABLISH QUORUM.

Acting Chair C. Kasey called the meeting to order at 7:00 p.m. All regular members and alternate members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 11/14/17

D. Truskauskas **motioned** to approve the minutes with correction to page 3, paragraph 2, line 4 to read, "Section 6.17 Storage Sheds is ready to be voted on." T. Root seconded the motion and it passed unanimously with M. Szydlo and D. Kovall refraining from vote due to their absence at the 11/14/17 meeting.

3. PUBLIC COMMENT. None.

4. LEPORE & SONS, LLC – APPLICATION FOR SINGLE FAMILY DWELLING, LOT 41, FOX HUNT WAY, EQUESTRIAN ESTATES SUBDIVISION.

Steve Lepore is present to represent. Plans by J. Edwards & Associates, LLC, Easton, CT, titled Proposed Site Plan, Lot 41, Fox Hunt Way are reviewed. IWWC and TAHD approvals have been received. Driveway opening permit is outstanding. D. Truskauskas **motioned** to approve the application with the condition that the driveway permit be obtained, seconded by D. Kovall. Motion passed unanimously.

5. DAN MANYAK – APPLICATION FOR 24' X 24' GREENHOUSE, 167 BURLINGTON ROAD.

No one is present to represent though the Commission feels they could review the application and vote in the absence of Mr. Manyak who owns 7.8 acres and wishes to place the greenhouse 125 feet to the east side property line and 145 feet to the west side property line. Request for a waiver of an engineered plan plotting the greenhouse is requested. A survey of the property prepared by Robert J. Wadowski, L.S., dated 1/4/12, showing existing structures on the property is on file. IWWC has been received. TAHD approval is outstanding.

D. Truskauskas **motioned** to grant the waiver request of an engineered plan for the greenhouse, seconded by T. Root. D. Truskauskas **motioned** to approve the application with the condition that TAHD approval is received, seconded by M. Szydlo. Both motions passed unanimously.

6. INFORMAL DISCUSSION ON ZONING REGULATION 9.4 - HOME OCCUPATIONS.

D. Truskauskas states that if the Commission is going to discuss a proposal for a separate regulation for contractor shop/storage regulations, he wishes to recuse himself explaining that he would rather discuss the topic with the Commission as a resident instead of as a Commissioner. D. Kovall states that the Commission should look at issues with the regulations before cutting and pasting regulations from other towns. M. Szydlo states that those who spoke at the Zoning Commission's public hearings were concerned with certain points such as noise and customers coming to the house. D. Truskauskas states that resident Stacey Sefcik made a good point when she spoke at the public hearing in that the Zoning Regulations should separate contractor shop from home occupations. D. Kovall states that perhaps instead of proposing Home Occupation – Major and Home Occupation - Minor the regulation should be called "Home Business" and then break it down to note what would need a Special Permit. Commissioners agree to continue discussion on the Home Occupation Zoning Regulation (focusing on fixing what is already in the regulations) at their next meeting on December 11, 2017.

7. COMPLAINTS/ENFORCEMENT ACTIONS.

A report from ZEO T. Mitchell informs the Commission that there are no new complaints to report or updates to present to the Commission.

8. ANY OTHER BUSINESS.

Commissioners take up for discussion Public Act 17-55 Temporary Health Care Structures (aka Granny Pods). The act took effect 10/1/17 although towns can opt out by holding a Zoning Commission public hearing and state upon the record the reason for such decision to opt out. An email came into the Land Use office from NHCOC asking whether towns are a) considering opting out but have not decided yet, b) is in the process of opting out or has opted out or c) has decided NOT to opt out. A list of Pros & Cons written by Mark Devoe, Plainville, CT, accompanied the NHCOC email. The Commission asks that LUC Redmond contact Town Counsel Michael Rybak to ask if it is too late to opt out and if not, what is the correct process to opt out, and if the town does opt out does it have to substitute something else in its place. Other questions are a) must the town have this in their Zoning Regulations and b) can the Zoning Commission combine a public hearing to opt out and at the same time submit a proposal for modification to Zoning Regulation 9.3 Accessory Apartments to perhaps include a section titled "accessory healthcare apartment" similar to what M. Devoe of Plainville explains they are doing. Discussion will continue at the next Zoning meeting scheduled for December 11, 2017.

9. CORRESPONDENCE.

None.

10. INVOICES.

None.

11. ADJOURN.

T. Root **motioned** to adjourn the meeting at 8:05 p.m., seconded by D. Truskauskas. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 11/29/17 AT 9:22 AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK