

**HARWINTON ZONING COMMISSION**  
**TUESDAY, JANUARY 22, 2018**  
**TOWN HALL            7:00 P.M.**

Present: Chairwoman Michelle Rewenko, Cynthia Kasey (arriving at 7:10 p.m.), Matthew Szydlo, Deborah Kovall, Alternate Member Don Truskauskas, Alternate Member Nancy Schnyer and Land Use Coordinator Polly Redmond

Absent: Daniel Thurston and Alternate Member Theodore Root

**PLEDGE OF ALLEGIANCE**

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

Chairwoman M. Rewenko called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate Member D. Truskauskas seated for C. Kasey and Alternate Member N. Schnyer seated for D. Thurston.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 11/27/17**

D. Truskauskas **motioned** to approve the minutes of 11/27/17, seconded by M. Szydlo. Motion passed unanimously with M. Rewenko and N. Schnyer refraining from vote due to their absence at the previous meeting.

**3. PUBLIC COMMENT.**

None.

**4. NICHOLAS RICHARDS – APPLICATION FOR SPECIAL PERMIT, ACCESSORY APARTMENT ADDITION, 231 CLEARVIEW AVENUE.**

Mr. Richards is present. Plans by Ronald McCarthy, LLS dated July 1998, revised 9/5/2017 to show proposed garage addition are provided. Zoning Board of Appeals approved the 10' x 31' addition for a 17.8' front yard setback on 12/13/17. Mr. Richards explains that the addition is for a breezeway connecting the garage to the house and includes a 10' x 31' garage bay. The accessory apartment will be above the garage though he is not certain he will be adding the garage bay but may only add the breezeway connecting the house to the existing garage. The accessory apartment will have a kitchen, bathroom and bedroom. Preliminary floor plans are reviewed. D. Truskauskas **motioned** to accept the application for Special Permit and set a public hearing date of Monday, February 12, 2018 at 7:00 p.m. in the town hall, seconded by D. Kovall. Motion passed unanimously.

C. Kasey arrives at this time.

**5. GRIFFIN ROSSI – APPLICATION FOR SINGLE FAMILY DWELLING, LOT 9B, ASSESSORS MAP NO. B6-03-09B, ORCHARD HILL ROAD.**

No one is present to represent.

**6. MICHAEL SIMON – APPLICATION FOR ADDITION TO HOME (1500 SQUARE FEET), 6 VILLAGE LANE.**

No one is present to represent.

**7. COMPLAINTS/ENFORCEMENT ACTIONS.**

None.

**8. INFORMAL DISCUSSION ON ZONING REGULATION 9.4 HOME OCCUPATIONS.**

No discussion.

**9. INFORMAL DISCUSSION – TEMPORARY HEALTH CARE STRUCTURES**

Commissioners review Public Act 17-155 An Act Concerning Temporary Health Care Structures and discussed enforcement issues in the absence of Zoning Regulations for such structures. D. Truskauskas **motioned** to set a public hearing date of Monday, February 12, 2018 (to immediately follow the first public hearing scheduled for Item 4 above) to consider a proposed opt-out of the State of Connecticut Public Act 17-155, An Act Concerning Temporary Health Care Structures. M. Szydlo seconded the motion and it passed unanimously.

**10. ANY OTHER BUSINESS.**

None.

**11. CORRESPONDENCE.**

None.

**12. INVOICES.**

None.

**13. ADJOURN.**

N. Schnyer **motioned** to adjourn the meeting at 7:35 p.m., seconded by D. Truskauskas. Motion passed unanimously.

Respectfully submitted,

RECEIVED FOR RECORD AT HARTWINTON CT  
ON 01/24/18 AT 1:38 PM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK

Polly Redmond  
Land Use Coordinator