

HARWINTON ZONING COMMISSION
MONDAY, JULY 8, 2019
TOWN HALL 7:00 P.M.

Present: Cynthia Kasey, Daniel Thurston, Deborah Kovall, ZEO Troy LaMere and LUC Polly Redmond

Absent: Chairwoman Michelle Rewenko, Matthew Szydlo, Alternate Member Don Truskauskas and Alternate Member Theodore Root

PLEDGE OF ALLEGIANCE

1. OPEN MEETING – ESTABLISH QUORUM.

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

2. APPROVE MINUTES OF PREVIOUS MEETING: 6/24/19

D. Kovall **motioned** to approve the minutes of the previous meeting, seconded by D. Thurston. Motion passed unanimously.

3. PUBLIC COMMENT.

None.

4. KEVIN & KATHLEEN MCGIVERN – APPLICATION FOR SINGLE FAMILY DWELLING WITH ACCESSORY APARTMENT ABOVE ATTACHED GARAGE, 91 CATLIN ROAD.

Mr. McGivern is present. Plans by Berkshire Engineering titled Septic System Design, 7/1/19, are reviewed. The application received Zoning Board of Approval for two side yard setbacks and lot coverage from Section 5 of the Zoning Regulations under Lake Harwinton Charter Association on May 15, 2019. Mr. McGivern's plan is to have an accessory apartment above the attached garage that meets the requirements of Zoning Regulation 9.3. TAHD approval and Driveway permit are outstanding. E&S permit is on file. IWWC approved the application on July 1, 2019. D. Kovall **motioned** to approve the application with the condition that TAHD approval is received and a Driveway permit is obtained through the highway department. Motion seconded by D. Thurston and passed unanimously.

D. Kovall **motioned** to add to the agenda: **Michael Dull, 460 Litchfield Road** – informal discussion on proposed driveway for new house construction. Zoning approved the application for single family dwelling on 6/10/19.

Mr. Dull explains to the Commission that he is having a problem meeting the 10% grade noted in Zoning Regulation 6.4.3. He has already removed 950 yards of material from his lot and to meet the 10% grade another 1000 yards would need to be removed and another 850 yards in the area of his house location. He is asking the Commission if he could increase the grade of the driveway to 14%. D. Kovall states that this Commission doesn't have to approve anything over 10% grade, that the Zoning Regulation for driveways just states that any driveways over 10% will need to be engineered and that was determined when Mr. Dull was before them on 6/10/19 as a condition of approval. Commissioners agree that no modification of a previous approval is needed.

5. INFORMAL DISCUSSION – PLAN OF CONSERVATION AND DEVELOPMENT – REQUEST FROM PLANNING COMMISSION FOR REVIEW AND ANY REVISIONS PERTAINING TO ZONING.

Discussion tabled until the next Zoning meeting when more members are present.

6. INFORMAL DISCUSSION – SPECIAL EVENTS PROPOSED ORDINANCE.

Commissioners have reviewed the Draft Proposal drawn up by Town Counsel Michael Rybak. They have no comments on the proposed Ordinance for Special Events. They do question what the town is trying to control or put restrictions on by creating this Ordinance. Commissioners acknowledge that they did ask the Board of Selectmen if it would be in the best interest of the town to issue permits for large events held throughout the town. Permits would be issued by the Board of Selectmen and not the Zoning Commission.

7. COMPLAINTS/ENFORCEMENT ACTIONS.

None.

8. ANY OTHER BUSINESS.

None.

9. CORRESPONDENCE.

None.

10. INVOICES.

D. Kovall **motioned** to approve the invoice of ZEO Troy LaMere in the amount of \$262.50, seconded by D. Thurston. Motion passed unanimously.

11. ADJOURN.

D. Kovall **motioned** to adjourn the meeting at 7:50 p.m., seconded by D. Thurston. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 7-10-19 AT 10:40am
ATTEST TOWN CLERK 