

HARWINTON ZONING COMMISSION
MONDAY, FEBRUARY 10, 2020
TOWN HALL 7:00 P.M.

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

Absent: Daniel Thurston

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 Daniel Thurston.

2. APPROVE MINUTES OF PREVIOUS MEETING: 1/27/20

C. Kasey **motioned** to approve the minutes of the previous meeting, seconded by D. Truskauskas.

Motion passed unanimously with M. Szydlo refraining from voting due to his absence at the previous meeting.

3. PUBLIC COMMENT.

None.

**4. JOSEPH MEL – APPLICATION FOR 24' X 24' DETACHED GARAGE, 56 LAUREL ROAD.
REQUEST FOR WAIVER OF ENGINEERED PLAN.**

No one is present to represent.

**5. B&R CORPORATION – MODIFICATION OF PREVIOUSLY APPROVED APPLICATION (5/13/19)
FOR CONSTRUCTION OF 50' X 70 WELDING SHOP (ORIGINALLY 50' X 50" WASH BAY) AND
25' X 35' ATTACHED WASH BAY, 216 BOGUE ROAD.**

Jason Riccio, Supreme Industries, is present to represent. Original plans were prepared by Robert Green Associates but new plans presented tonight were prepared by Jones Engineering, 02/02/2020, titled Site Plan Welding/Vehicle Wash Facility accompanied by a Boundary Survey dated 08/11/2009. Mr. Riccio explains that there will be no new employees brought in with the construction of the 50' x 70' welding shop and that parking is sufficient for present employees and is in compliance with Zoning Regulations. Mr. Riccio states that he has reached out to Philip Wilde, DEEP, to discuss the 25' x 35' wash bay and the (2) 2500 gallon tanks that will store vehicle wash water with Mr. Wilde replying via email that the tanks should contain only "de minimis" concentrations of oil and that he found no design standards for the tanks in question. Also, that as of May 31, 2012, revisions to the UST (Underground Storage Tanks) regulations eliminated "de minimis" concentration USTs as regulated USTs. Mr. Riccio explains that the tanks will be pumped out on a regular basis. D. Truskauskas **motioned** to approve the application for modification of previous approval, seconded by M. Szydlo. Motion passed unanimously.

**6. B&R CORPORATION – APPLICATION FOR SPECIAL PERMIT AND SITE PLAN APPROVAL
FOR USE OF PROPERTY, TO ADD COMMERCIAL USE TO SECOND FLOOR OF RESIDENTIAL
HOME, 221 BOGUE ROAD, LIGHT INDUSTRIAL ZONE.**

Jason Riccio, Supreme Industries, is present to represent and explains that the house was rebuilt after a 2015 demolition of the original home and is presently occupied as a residential use on the first floor only with the second floor unfinished. He is seeking approval for a Change of Use of the structure to add a commercial use to the second floor with the first floor remaining as an accessory apartment. Mr. Riccio states that a bathroom

and a bedroom would be added to the second floor and he has been in contact with Torrington Area Health for their review and approval of the plan. D. Truskauskas **motioned** to accept the application as a Change of Use and Occupancy, with the proposed use of the building changing from a residential use to a commercial use permitted under Zoning Regulation 4.4.1.e General business and professional office, Zoning Regulation 4.4.1.l. Accessory apartment use in a business building and Zoning Regulation 4.5.2.a. allowing any special permit use allowed in a RS-A zone shall be a special permit use in the LI-A zone and to set a public hearing date for **Monday, February 24, 2020** at 7:00 p.m. in the town hall. C. Kasey seconded the motion and it passed unanimously. Mr. Riccio was advised to notify property owners within 200 feet of the property lines of 221 Bogue Road by certified return receipt mail to inform them of the public hearing and its purpose.

7. COMPLAINTS/ENFORCEMENT ACTIONS.

Commissioners wish to inform ZEO Troy LaMere that if he is not able to attend the next Zoning meeting, a report from him will be required on any open issues of enforcement. Commissioners discuss the status of the existing complaint on 508 Hill Road with parking of commercial vehicles in a residential zone. They inquire of ZEO LaMere of when date stamped pictures of the commercial vehicles and his recent reports will be delivered to them.

8. ANY OTHER BUSINESS.

Cynthia Kasey presents Dave Foster, 57 Mansfield Road, as an individual who is willing to fill the alternate member position recently left vacant by Kevin Case. Mr. Foster has been present during tonight's meeting. D. Truskauskas **motioned** to appoint Dave Foster to the alternate member position term through to 11/2/2021, seconded by M. Szydlo. Motion passed unanimously.

Chairwoman M. Rewenko informs the Commission that she is reaching out to the Town of Litchfield, as well as other surrounding towns, to discuss their Affordable Housing Regulations. LUC Redmond distributes copies of a proposed Zoning Regulation she typed up for an Affordable Housing Regulation. The wording mirrors the Elderly Housing Zoning Regulation 9.9. Commissioners will discuss Affordable Housing and Regulations at future meetings and also discuss amending Zoning Regulations on Home-Based Businesses.

9. CORRESPONDENCE.

Correspondence from Atty. Steven Byrne dated 2/3/20 is received.

10. INVOICES.

None.

11. ADJOURN.

D. Truskauskas **motioned** to adjourn the meeting at 7:55 p.m., seconded by M. Szydlo. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT

ON 2-11-20 AT 12:00pm

ATTEST TOWN CLERK

James Byrne