

ZONING COMMISSION
MONDAY, DECEMBER 12, 2022
TOWN HALL 7:00 P.M.

Present: Chairman Daniel Thurston, Theodore Root, William Ponte, Deborah Kovall, Alternate Member Dave Foster, Alternate Member Michelle Whitford, Land Use Coordinator Polly Redmond and ZEO Don Truskauskas
Absent: Cynthia Kasey

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman D. Thurston called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate Member D. Foster seated for C. Kasey.

2. APPROVE MINUTES OF PREVIOUS MEETING: 11/14/2022

D. Foster **motioned** to approve the minutes of the previous meeting, seconded by T. Root. Motion passed unanimously with W. Ponte abstaining from vote due to his absence at the previous meeting.

3. PUBLIC COMMENT.

None.

4. TIMOTHY AND DEBORAH JACQUEMIN – APPLICATION FOR 24' X 30' BARN, 259 WOODCHUCK LANE. REQUEST FOR WAIVER OF ENGINEERED PLAN.

Mr. & Mrs. Jacquemin are present. Property Survey by Berkshire Engineering dated 9/19/22 is reviewed showing the location of the existing house and barn. The proposed 24' x 30' barn is drawn in by the Jacquemin's and will be located 160 feet to the front property line and 67 feet to the left property line. TAHD approval is outstanding. A separate Plot Plan by Lepore Associates dated 7-6-95 for addition to house is also provided by the applicant and it is this plan that shows the approximate location of the septic and well. D. Kovall **motioned** to grant the request for waiver of an engineered plan, seconded by T. Root. Motion passed unanimously. D. Foster **motioned** to approve the application pending TAHD approval, seconded by T. Root. Motion passed unanimously.

5. MATTHEW CASSINA – INFORMAL DISCUSSION ON USE OF PROPERTY AT 495 BURLINGTON ROAD.

Mr. Cassina is present and explains that he is intending to construct a temporary building, 45' x 60' in size, that will have cement block walls and a fabric cover to store equipment, wood and dry goods. He states he will also use it for a cook house for maple syrup. The approval he received for his 40' x 125' building in July 2022 won't be built for another 3-4 years and this temporary building will not be located in the location of the proposed permanent building but will be along the west side of the property. Mr. Cassina is advised that the temporary building must be the setbacks for a Light Industrial zone. The temporary building will be removed when the permanent building is completed. Zoning Commissioners review Zoning Regulation 6.9 and believe this regulation can be applied, allowing the temporary building to be there for six (6) months and renewed for six month periods. The temporary structure would have to be removed no later than 30 days from the time the permanent building is issued a C.O. ZEO D. Truskauskas states that he will work with Mr. Cassina on making sure the structure meets the setbacks. The structure will require a building permit. No motion is made.

6. COMPLAINTS/ENFORCEMENT ACTIONS.

ZEO D. Truskauskas reports that he received notice from Karen Kelleher, President, Harwinton Land Trust stating that the land trust sign on White Oak Drive will be removed after complaint was received that it was installed without a permit from the Zoning Commission.

ZEO D. Truskauskas informs Commissioners that he spoke with Dakota Hock regarding trucks entering and leaving the property at 833 Hill Road with Mr. Hock saying he was "just cleaning up the yard." The property is still under a Cease and Desist Order from 2021.

7. ANY OTHER BUSINESS.

LUC Redmond reports that she has had several email conversations with Levi Weir who is interested in purchasing 325 Hill Road and is asking if he can store his three commercial trucks on the property. Mr. Weir said he would attend tonight's meeting to discuss a possible home occupation and to get clarification on Zoning Regulation 6.20 Overnight Parking of Commercial Vehicles in a Residential District though he is not present.

8. INVOICES.

None.

9. ADJOURN.

W. Ponte **motioned** to adjourn the meeting at 8:15 p.m., seconded by T. Root. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator