

Present: Chairman Don Truskauskas, Joseph Marzullo, Lynne Steincamp, Anne Marie Buonocore, Alternate Member Daniel Thurston and Land Use Coordinator Polly Redmond

Absent: David Mathes

#### PLEDGE OF ALLEGIANCE

Chairman Truskauskas opened the meeting with the Pledge of Allegiance and a roll call of members present.

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

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

**2. APPROVE MINUTES OF PREVIOUS MEETING: 9/8/14**

A. Buonocore motioned to approve the minutes of the previous meeting, seconded by L. Steincamp. Motion passed unanimously with D. Thurston refraining from vote due to his absence at the previous meeting.

**3. PUBLIC COMMENT. None**

**4. SEAN GOODNO – APPLICATION FOR SINGLE FAMILY DWELLING, BREEZY HILL ROAD, ASSESSORS MAP NO. B9-5-14, LOT 3, WINDEMERE SUBDIVISION.**

No one is present to represent.

**5. INFORMAL DISCUSSION – SIGN PROPOSAL (SIZE), FAIRVIEW FARMS GOLF COURSE, 300 HILL ROAD. CR ZONE.**

LUC Redmond informs Commissioners that representative Bob Ferrarotti called the office to inquire about increasing the size of the sign at Fairview Farms Golf Course so that the property could be identified more easily. The property is in a Country Residential zone that allows for only a two square foot sign. Commissioners suggest he make an application to ZBA for a variance and suggests that the hardship could be considered a safety issue as it makes for safer travel allowing drivers to see the sign more clearly.

**6. INFORMAL DISCUSSION – SIGN PROPOSAL (LIGHTING), HARWINTON EMERGENCY OPERATIONS CENTER AND HARWINTON AMBULANCE ASSOCIATION BUILDING, 166 BURLINGTON ROAD.**

LUC Redmond informs Commissioners that the sign proposed for the Emergency Operations Center and Ambulance Association Building is being discussed in regards to lighting design. One proposal is to install LED lighting along the inside lip of the top of the sign but will not be internally lit. Commissioners agree that this type of lighting is appropriate and gives permission for LUC Redmond to sign off on the sign application.

**7. INFORMAL DISCUSSION – CHICKENS KEPT ON RESIDENTIAL PROPERTIES.**

Chairman Truskauskas states that he is not in favor of enclosures for fowl. Town Atty. Michael Rybak has sent his opinion to the Land Use office upon request of the Zoning Commission on this subject. The Zoning Commission will not act at this time but inquires as to whether ZEO David Perkins visited the two sites where complaints were made. They will await his report on those inspections.

**8. INFORMAL DISCUSSION – MEDICAL MARIJUANA REGULATION OR MORATORIUM.**

Town Atty. Michael Rybak has sent his opinion and information regarding the adoption of a moratorium. LUC Redmond will type a draft moratorium mirroring the Town of Beacon Falls' moratorium, which was also sent by Atty. Rybak. The Zoning Commission would like Town Atty. Michael Rybak to attend their next meeting on Monday, October 27, 2014 to discuss the wording and to answer any questions the Commission may have.

**9. COMPLAINTS/ENFORCEMENT ACTIONS.**

LUC Redmond informs the Commission that a realtor from town came into the office inquiring about enforcement of real estate signs. He is noticing many real estate signs that are not being located on the property which is for sale, and which is a Zoning Regulation, and questions why they are not being removed. Commissioners agree that they would address enforcement if written complaints were received and that this would give the Zoning Enforcement Officer reason to act. The Commission suggests that ZEO David Perkins send out a letter to the Litchfield Board of Realtors informing them of Harwinton's Zoning Regulation on real estate signs and asking that they pass the information along to area realtors.

**10. ANY OTHER BUSINESS.**

Chairman Truskauskas informs the Commission that he attended a Board of Selectmen meeting with Land Use Chairmen last week and a topic of discussion was the importance for land use commissions to attend training seminars. The Board of Selectmen also asked that the Zoning Commission look at proposed regulations for Methadone Clinics and Adult Entertainment in addition to Medical Marijuana regulations.

**11. CORRESPONDENCE.**

None.

**12. INVOICES.**

None.

**13. ADJOURN.**

J. Marzullo motioned to adjourn the meeting at 7:37 p.m., seconded by L. Steincamp. Motion passed unanimously.

Respectfully Submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 10/16/2014 AT 12:29 PM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK