

**ZONING COMMISSION MEETING**  
**MONDAY, FEBRUARY 23, 2015**  
**TOWN HALL      7:00 P.M.**

Present: Chairman Don Truskauskas, Joseph Marzullo, Anne Marie Buonocore, David Mathes, Alternate Member Lynne Steincamp, Alternate Member Michele Rewenko and Land Use Coordinator Polly Redmond  
Absent: Todd Ouellette (not yet sworn in as a Zoning Commissioner) and Alternate Member Dan Thurston

**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.

**2. ELECTION OF OFFICERS.**

A. Buonocore **motioned** to table Election of Officers until it is clear who is on the Zoning Commission as there is question whether Todd Ouellette wishes to be sworn in as a Commissioner.

**3. APPROVE MINUTES OF PREVIOUS MEETING: 10/27/14**

D. Mathes **motioned** to approve the minutes of the previous meeting, seconded by J. Marzullo.  
Motion passed unanimously.

**4. PUBLIC COMMENT.**

None.

**5. JAMES DELAY – APPLICATION FOR 693 SQUARE FOOT ADDITION TO HOME, 50 WOODCHUCK LANE.**

No one is present to represent.

**6. INFORMAL DISCUSSION – USE OF PROPERTY AT 242 BIRGE PARK ROAD BY CAMPBELL TRANSPORT FOR TOW TRUCK BUSINESS.**

Shane Campbell is present and explains that he will be only towing vehicles to the Birge Park Road site and no auto repair will take place there in accordance with the lease conditions. Five to six cars will be kept inside the building, as needed, located in the center unit of what was Litchfield Fence with access in the back of the building. Mr. Campbell explains that a Limited Repairer's License is required by CT DMV in order to operate a towing business (site specific) and to obtain a Wrecker license plate. Towing will be done at requests by the State Police or for cash customers. Commissioners note that an application must be brought to the Zoning Board of Appeals who will hold a public hearing and determine on the issuance of a Certification of Location Approval. This will satisfy the State of CT requirement. The Zoning Commission will hold a public hearing (first) in order to satisfy Zoning Regulation 4.5.2g (Special Permit Uses), Section 8 (Site Plan approval) and Section 9 (Special Permits). Mr. Campbell informs the Commission that he will be obtaining an A2 Survey and that a proposed sign for the property will be included in that A2 Survey.

**7. INFORMAL DISCUSSION – MEDICAL MARIJUANA MORATORIUM LANGUAGE.**

Discussion tabled until the next Zoning Commission meeting. LUC Redmond will resend updated Moratorium language to Commissioners and research other town's Zoning Regulations on this subject.

8. **COMPLAINTS/ENFORCEMENT ACTIONS.**

None.

9. **ANY OTHER BUSINESS.**

None.

10. **CORRESPONDENCE.**

LUC Redmond provides information on CBA Education & Training at Wesleyan University on 3/21/15 and information on CT Federation & Planning Agencies Annual Conference on 3/26/15.

11. **INVOICES.**

None.

12. **ADJOURN.**

A. Buonocore **motioned** to adjourn the meeting at 7:30 p.m., seconded by D. Mathes. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 02/25/15 AT 10:40AM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK