

ZONING COMMISSION MEETING

MONDAY, JANUARY 11, 2016

TOWN HALL 7:00 P.M.

Present: Steve Maston, Michelle Rewenko, Alternate Member Daniel Thurston, Alternate Member Deborah Kovall, Land Use Coordinator Polly Redmond and Zoning Enforcement Officer David Perkins

Absent: Chairman Don Truskauskas, David Mathes, Joseph Marzullo and Alternate Member Brooke Cheney

PLEDGE OF ALLEGIANCE

1. Open meeting – establish quorum.

Acting Chair Michelle Rewenko called the meeting to order at 7:10 p.m. All members present are seated.

2. Approve minutes of previous meeting: 12/14/15

D. Thurston **motioned** to approve the minutes of 12/14/15, seconded by S. Maston. Motion passed unanimously.

3. Public Comment.

None.

4. Harwinton Lake Association – application for construction (after the fact activity) of 16' x 24' platform on island owned by HLA.

No one is present to represent. Item is tabled at this time.

5. Complaints/Enforcement Actions.

None.

6. Any other business.

Ron Cash, Ironclad K9 Group, LLC, is present to discuss the possibility of purchasing a house in town located in a residential zone and conduct dog training of his own puppies/dogs. He explains that training of puppies begin between eight and ten months of age with each puppy receiving about four months of training. When they meet the criteria of their training they would then go up for sale to be used as working dogs in the fields of narcotic detection, bomb sniffing, police dogs and personal protection dogs. Mr. Cash states that training of dogs other than his own may also take place. Commissioners review the Zoning Regulations pertaining to kennels with ZEO Perkins reading the description for kennels which states, "An establishment in which there are more than five (5) dogs over the age of six months are housed, groomed, bred, boarded, trained or sold." and noting that kennels are expressly permitted only in the Light Industrial zone found under Zoning Regulation 4.5.2e. The proposal being presented by Mr. Cash includes breeding, training and sale of dogs. He has eight dogs at this time but that could grow to between 15 and 20 dogs depending on contracts he receives. Commissioners agree that this activity would only be allowed in a Light Industrial zone as it does not fit requirements of a home occupation or any regulations listed under keeping of animals. ZEO Perkins states that the Special Permit required for this activity in a Light Industrial zone would allow the Commission to ask questions during a public hearing and set conditions of any approval. Discussion takes place on the fact that the Town Clerks have been issuing kennel licenses to residents who have more than five dogs and those residents, living in residential zones, have not come before the Zoning Commission for permission to have a kennel. Commissioners discuss the difference between a commercial kennel and a breeding kennel and note that the Zoning Regulations should be amended to have a description of both types of kennels and determine if a breeding kennel is allowed in residential zones. Discussion ends with Mr. Cash stating he is further investigating other areas in town that are zoned Light Industrial.

At this time, Item 4 is taken up for discussion.

Harwinton Lake Association – application for construction (after the fact activity) of 16' x 24' platform on island owned by HLA.

IWWC approval has been received as a use of right. Commissioners discuss whether the “recreational use” of this platform would require a Special Permit. ZEO Perkins states that this use of the lake’s island is not a new use but is a structure on an existing parcel that has always been used for recreational purposes. Commissioners request Harwinton Lake representation at their next Zoning meeting in order to make a decision.

7. Correspondence.

None.

8. Invoices.

None.

9. Adjourn.

S. Maston **motioned** to adjourn the meeting at 8:05 p.m., seconded by D. Thurston. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 1-14-16 AT 11:30 AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK