

**ZONING COMMISSION MEETING**  
**MONDAY, MARCH 14, 2016**  
**TOWN HALL 7:00 P.M.**

Present: Chairman Don Truskauskas, David Mathes, Michelle Rewenko, Alternate Member Steve Maston and Land Use Coordinator Polly Redmond

Absent: Joseph Marzullo, Alternate Members Daniel Thurston, Brooke Cheney and Deborah Kovall

**PLEDGE OF ALLEGIANCE**

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

Chairman Truskauskas called the meeting to order at 7:10 p.m. All regular members present are seated with Alternate Member Steve Maston seated for Joe Marzullo.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 1/25/16**

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

**3. PUBLIC COMMENT.**

None.

**4. BRENT LAFFERTY – APPLICATION FOR 10' X 30' DECK, 19 CARLTON ROAD. REQUEST FOR WAIVER OF ENGINEERED PLAN.**

No one is present to represent.

**5. WARREN WILFORD – APPLICATION FOR 30' X 36' GARAGE ON VACANT LOT, F2-16-80, ACROSS FROM HIS RESIDENCE AT 68 CATLIN ROAD.**

Mr. Wilford is present. Plans by Robert Green Associates titled Zoning Location Survey Plot Plan for Garage, dated March 1, 2016 are reviewed. IWWC, TAHD and LHA approvals have been received.

Mr. Wilford explains that his intent is to construct a garage on the 39,896 s.f. vacant lot as an accessory use to his house lot located across the street at 68 Catlin Road. The vacant lot is large enough to one day support a house, septic and well if so desired. Mr. Wilford's attorney will review legal document wording with the town attorney so that these two lots remain "married" (as in the case of Althea Stowe and Mary Lund's garage applications in the LHA zone) unless site plans are presented to the Harwinton Zoning Commission for construction of a single family dwelling, the house is constructed and a Certificate of Occupancy is issued by the Harwinton Building Inspector. D. Mathes **motioned** to approve the application with those conditions mentioned in the previous sentence and that a deed shall be filed in the Office of the Harwinton Town Clerk after reviewed by Michael D. Rybak, Town Counsel. S. Maston seconded the motion and it passed unanimously.

**Motion** by D. Mathes to add to the agenda: **Rocky Road Properties, LLC/Jared Braddock, Pickett Brook Property, LLC – application for single family dwelling, lot 1, Equestrian Estates, Plymouth Road.** Motion seconded by M. Rewenko and passed unanimously.

J. Braddock is present. Plans by Kratzert & Jones titled Proposed Improvement Location Map, dated February 2, 2016 are reviewed. IWWC signoff has been received and TAHD approval has been received. Driveway permit is outstanding. LUC Redmond questions Mr. Braddock on the presentation during the Resubdivision of Lot 1 by Atty. William Tracy whereas he stated the driveway will exit out onto Plymouth Road but then be relocated to exit onto Break Maiden Lane once that road is constructed. Mr. Braddock

states he is unaware of that discussion during the time of the Planning Commission's public hearing for the resubdivision and will look into the matter further. S. Maston **motions** to approve the application with the condition that the driveway permit be obtained, that LUC Redmond review the Planning Commission's minutes from the public hearing regarding the relocation of the driveway and that the Rain Garden, as shown on the site plan, be engineer certified prior to obtaining a Certificate of Occupancy. D. Mathes seconded the motion and it passed unanimously.

At this time the Commission will take up Item 4 with Mr. Lafferty still not present.

**BRENT LAFFERTY – APPLICATION FOR 10' X 30' DECK, 19 CARLTON ROAD. REQUEST FOR WAIVER OF ENGINEERED PLAN.**

Plans by Berkshire Engineering titled Zoning Location Survey, dated 9/11/15, are reviewed. The proposed deck will be placed on the south side of the property and within the setbacks. The property is serviced by sewer. D. Mathes **motioned** to approve the application with the condition that the ZEO inspect the setbacks to be certain they are within the space requirements for a Town Residential zone. S. Maston seconded the motion and it passed unanimously.

**1. COMPLAINTS/ENFORCEMENT ACTIONS.**

Mr. & Mrs. Antonio Damiani and their son Antonio Damiani, Jr. are present to discuss their previously made complaint regarding placement of a shed owned by Lisa Cheney, 7 Knoll Drive, being mostly on the Damiani property located on 15 Knoll Drive. The Zoning Commission wishes to have ZEO David Perkins look into this matter and report back to them, in person, at their next meeting on March 28, 2016.

**2. ANY OTHER BUSINESS.**

None.

**3. CORRESPONDENCE.**

None.

**4. INVOICES.**

None.

**5. ADJOURN.**

D. Mathes **motioned** to adjourn the meeting at 8:00 p.m., seconded by M. Rewenko. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 03/23/16 AT 6:00 PM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK