

Present: David Mathes, Michelle Rewenko, Alternate Members Daniel Thurston, Brooke Cheney, Deborah Kovall and Land Use Coordinator Polly Redmond

Absent: Chairman Don Truskauskas, Joseph Marzullo, and Steve Maston

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

Acting Chairman D. Mathes called the meeting to order at 7:05 p.m. All regular members present are seated with Alternate Member D. Thurston seated for J. Marzullo, Alternate Member B. Cheney seated for D. Truskauskas and Alternate Member D. Kovall seated for S. Maston.

2. **APPROVE MINUTES OF PREVIOUS MEETING: 3/28/16**

M. Rewenko **motioned** to approve the minutes of the previous meeting, seconded by D. Kovall. Motion passed unanimously with D. Thurston refraining from vote due to his absence at the previous meeting.

3. **PUBLIC COMMENT.** None.

4. **BRIAN DEMAIO – CHANGE OF USE, 157 LITCHFIELD ROAD. PREVIOUS USE: FLORIST – PROPOSED USE: ICE CREAM PARLOR (A&J ICE CREAM PARLOR).**

Mr. & Mrs. Demaio are present and submit a Change of Use application accompanied by a hand drawn sketch of the floor plan. Mr. Demaio informs the Commission of his plans to open an ice cream parlor in the end unit on the east side of the building of what is locally known as Home Town Plaza, 157 Litchfield Road. The location previously housed Harwinton Florist and prior to that, according to D. Thurston, another ice cream serving business. Minimal seating will be indoors (possibly 12 seats), with the number depending on Torrington Area Health District restrictions and information received from the Harwinton Building Inspector. There is a plan to place picnic tables outdoors in the front yard of a house next door (153 Litchfield Road) which is also owned by the owner of the plaza. Mr. Demaio states that additional tables may also be placed outside along the end unit of his business after he does some landscaping. He notes that there will be no public bathrooms available inside. M. Rewenko **motioned** to approve the Change of Use from florist to ice cream parlor, to be known as A&J Ice Cream Parlor, with the condition that TAHD approval is received. D. Thurston seconded the motion and it passed unanimously.

5. **COMPLAINTS/ENFORCEMENT ACTIONS.** None.

6. **ANY OTHER BUSINESS.** None.

7. **CORRESPONDENCE.** None.

8. **INVOICES.** None.

9. **ADJOURN.**

B. Cheney **motioned** to adjourn the meeting at 7:15 p.m., seconded by D. Kovall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond, Land Use Coordinator

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