

ZONING COMMISSION MEETING

MONDAY, APRIL 25, 2016

TOWN HALL 7:00 P.M.

Present: Chairman Don Truskauskas, David Mathes, Joseph Marzullo, Michelle Rewenko, Alternate Member Deborah Kovall and Land Use Coordinator Polly Redmond

Absent: Steve Maston, Alternate Member Daniel Thurston and Alternate Member Brooke Cheney

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. Kovall seated for S. Maston.

2. APPROVE MINUTES OF PREVIOUS MEETING: 4/11/16

M. Rewenko **motioned** to approve the minutes of the previous meeting, seconded by D. Mathes. Motion passed unanimously with D. Truskauskas and J. Marzullo refraining from vote due to their absence at the previous meeting.

3. PUBLIC COMMENT.

None.

4. CHRISTOPHER & RHONDA ONEGLIA – APPLICATION FOR SITE PLAN APPROVAL TO CONSTRUCT 16' X 36' INGROUND POOL, 267 WOODCHUCK LANE. REQUEST FOR WAIVER OF ENGINEERED PLAN.

Mr. Oneglia and Peter Ledda, GCD Residential Resorts, LLC are present. The location of the pool is sketched onto an Improvement Location Survey dated 12/1/98 prepared by Lepore Associates locating the pool 35 feet to the right side property line. All other setback distances exceed 100 feet. IWWC, TAHD and E&S Control permit are on file. D. Mathes **motioned** to grant the request for a waiver of an engineered plan, seconded by J. Marzullo. D. Mathes **motioned** to approve the application, seconded by D. Kovall. Both motions passed unanimously.

5. MARY ELLEN DELAY - INFORMAL DISCUSSION ON REBUILDING A SINGLE FAMILY DWELLING, 8 WOODCHUCK LANE.

Mrs. Delay is present and provides a plan she received from TAHD that shows the septic system design, property lines and the location of what once was a one-bedroom home (well outside the building envelope) where now only the foundation remains. Mrs. Delay would like to purchase the property and rebuild a home in the same location as shown and possibly add a deck and a garage. She is told that any additions to the home off the original footprint, or any accessory structures that do not meet the setbacks, will require a variance through the Zoning Board of Appeals. It is noted that the plan presented shows a porch which can also be rebuilt in that same location. Mrs. Delay asks if additions are shown cantilevered out two feet or so over the foundation, would measuring setbacks be from the foundation or from the cantilevered structure. LUC Redmond will look into this to find an answer. A copy of a Septic System Repair Design prepared for Susan McClen for 8 Woodchuck Lane by Berkshire Engineering dated 6/24/08 remains on file in the Land Use office.

6. COMPLAINTS/ENFORCEMENT ACTIONS.

None.

7. ANY OTHER BUSINESS.

Commissioner Joseph Marzullo reads a prepared statement that informs the Commissioners that he is resigning from the Zoning Commission.

8. CORRESPONDENCE.

Letter received from Anita Nedley, 40 Harmony Hill, regarding lighting from her neighbors at 36 Harmony Hill Road trespassing into, onto and throughout their property. ZEO David Perkins received a copy of the same letter and will investigate.

9. INVOICES.

None.

10. ADJOURN.

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

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 4-27-16 AT 12:19 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK