

**ZONING COMMISSION MEETING
MONDAY, JULY 25, 2016
TOWN HALL 7:00 P.M.**

Present: Chairman Don Truskauskas, David Mathes, Deborah Kovall and Land Use Coordinator Polly Redmond
Absent: Michelle Rewenko, Alternate Member Daniel Thurston and Alternate Member Brooke Cheney

PLEDGE OF ALLEGIANCE

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Truskauskas called the meeting to order at 7:00 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 6/27/16 AND 7/11/16

Tabled to next Zoning meeting due to lack of a voting quorum.

3. PUBLIC COMMENT.

None.

4. LIBERTY LISCOMB, 765 SOUTH ROAD - APPLICATION FOR 40' X 15' GREENHOUSE ON VACANT LAND, ASSESSORS MAP NO. C2-02-0009, SOUTH ROAD.

LUC Redmond informs the Commission that Ms. Liscomb has requested to be placed on the next Zoning meeting agenda.

5. GARY TARTAGLINO – APPLICATION FOR ZONE CHANGE, 29 COUNTY LINE ROAD (FORMER MITRAL SIGHT), LIGHT INDUSTRIAL TO COUNTRY RESIDENTIAL.

Mr. Tartaglino is present and provides a copy of a map of the property which was prepared by GZA GeoEnvironmental, Inc. It is titled Mitral Corporation, Total VOCs and Overburden Groundwater Contour Map – November 1993. The map shows the location of what was the factory building (Mitral), septic, well and includes property boundaries. The map was prepared for the Mitral Area Water Main Extension project in 2004. The property at 29 County Line Road contains 5.24 acres and abuts residential land to the north. Mr. Tartaglino states that he would like to build a home for himself on the property. D. Kovall **motioned** to accept the application and set a public hearing for Monday, September 12, 2016, at 7:00 p.m. in the town hall, seconded by D. Mathes. Motion passed unanimously. *See below for new Public Hearing date.

6. ZONING COMMISSION ACTION – AT THE REQUEST OF THE PROPERTY OWNER, EXTEND SITE PLAN APPROVAL FOR CONSTRUCTION OF COMMERCIAL BUILDING, POST OFFICE PLAZA, 122 LITCHFIELD ROAD, TO 2/27/27 IN ACCORDANCE WITH STATE STATUTE 8-3(i). SITE PLAN, ORIGINALLY PRESENTED BY PREVIOUS OWNER, CARL COPPOLA, APPROVED 2/27/12. NEW OWNER: CHRISTOS GLYNOS.

Chairman Truskauskas states that in 2012 when the application was before the Zoning Commission for a decision, he recused himself for a conflict of interest. Since Mr. Coppola has sold the property, Chairman Truskauskas states there is no longer a conflict of interest and he can be part of this discussion. After reviewing State Statute 8-3(i) Commission members believe that the extension of the site plan should be for only five years at this time and the owner can request another five year extension in 2022. D. Mathes **motioned** to grant the extension for site plan approval to 2/27/22 at this time, seconded by D. Kovall. Motion passed unanimously.

7. DISCUSSION – FILLING VACANT REGULAR MEMBER POSITION TO 11/5/19.

Zoning Commissioner Steve Maston has not yet sent a letter of resignation as a member. The Town Clerk and LUC Redmond have sent him requests to do so. There is question as to whether he is still a member. The Zoning Commission has thirty days to fill the vacant position once a resignation is received. LUC Redmond will check with the Town Clerk on how to proceed with filling the vacancy.

D. Kovall **MOTIONED TO REVISIT ITEM #5**, seconded by D. Mathes. Motion passed unanimously.

LUC Redmond informed the Commission that she would not be attending the 9/12/16 Zoning meeting/public hearing.

D. Kovall rescinds her motion to set the public hearing for September 12, 2016 and **motioned** to set the public hearing for *Monday, September 26, 2016 at 7:00 p.m. in the town hall.

D. Mathes seconded the motion and it passed unanimously.

8. COMPLAINTS/ENFORCEMENT ACTIONS.

None.

9. ANY OTHER BUSINESS.

None.

10. CORRESPONDENCE.

None.

11. INVOICES.

None.

12. ADJOURN.

D. Mathes **motioned** to adjourn the meeting at 7:37 p.m., seconded by D. Kovall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 7-27-16 AT 9:22 AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK