

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

Present: Deborah Kovall, Cynthia Kasey, Daniel Thurston, Michelle Rewenko, Matthew Szydlo, Alternate Member Brook Cheney and Land Use Coordinator Polly Redmond

**PLEDGE OF ALLEGIANCE**

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

Michelle Rewenko called the meeting to order at 7:00 p.m. All regular members present are seated.

**2. ELECTION OF OFFICERS.**

B. Cheney nominated Michelle Rewenko as Chairman, seconded by D. Kovall. Hearing no other nominations, nominations closed. D. Thurston **motioned** to elect Michelle Rewenko to the position of Chairman, seconded by C. Kasey. Motion passed unanimously.

M. Rewenko nominated Cynthia Kasey as Secretary, seconded by D. Thurston. Hearing no other nominations, nominations closed. D. Thurston **motioned** to elect Cynthia Kasey to the position of Secretary, seconded by M. Szydlo. Motion passed unanimously.

**3. APPROVE MINUTES OF PREVIOUS MEETINGS: 10/11/16 AND 10/24/16 SPECIAL MEETING**

Minutes of 10/11/16 tabled due to a lack of voting quorum.

Brooke Cheney is seated for Daniel Thurston in order to approve 10/24/16 Special Meeting minutes.

B. Cheney **motioned** to approve the minutes of 10/24/16 Special Meeting, seconded by D. Kovall. Motion passed unanimously.

Daniel Thurston is reseated. Brooke Cheney is unseated.

**4. PUBLIC COMMENT.**

None.

**5. BRIAN & JESSICA TAYLOR – APPLICATION FOR 20' X 34' INGROUND POOL, 52 WOODCHUCK LANE.**

Mr. Taylor is present. The application is requesting a waiver of an engineered plan for locating the pool but provides a copy of As-Built dated 12/22/14 for construction of the home. The pool will be located approximately 180 feet from the front yard property line, 370 feet to the rear property line, 100 feet to the south side property line and 100 feet to the north side property line. TAHD and IWWC approvals have been received. Erosion Control permit is on file. D. Kovall motioned to grant the request for waiver of an engineered plan, seconded by C. Kasey. D. Thurston **motioned** to approve the application, seconded by M. Szydlo. Both motions passed unanimously.

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

No one is present to represent.

**7. COMPLAINTS/ENFORCEMENT ACTIONS.**

ZEO David Perkins has emailed a report to the Land Use Office stating that a previous Notice of Violation issued to the resident at 114 Harmony Hill Road for nonconforming addition to a shed has been withdrawn as the addition has been removed.

**8. ANY OTHER BUSINESS.**

M. Szydlo **motioned** to add to the agenda: **HAL & MELISSA SLATER** – application for single family dwelling, 107 Rocky Road East. D. Thurston seconded the motion and it passed unanimously.

Plans by Robert Greet Associates, titled Zoning Location Survey for House, Lot 2, dated 10/17/16 are reviewed. IWWC Agent approval has been received. TAHD approval is outstanding. Driveway permit is not required as access is via a shared driveway already constructed. The property contains 14 acres located in a Country Residential zone. D. Kovall **motioned** to approve the application subject to obtaining TAHD approval, seconded by D. Thurston. Motion passed unanimously.

**9. CORRESPONDENCE.**

None.

**10. INVOICES.**

None.

**11. ADJOURN.**

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

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 11-18-16 AT 11:44 AM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK