

**ZONING COMMISSION MEETING
MONDAY, NOVEMBER 28, 2016
TOWN HALL 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

1. OPEN MEETING – ESTABLISH QUORUM.

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

- 2. APPROVE MINUTES OF PREVIOUS MEETINGS:** 11/14/16 Special Meeting and 11/14/16
M. Szydlo **motioned** to approve the minutes of the 11/14/16 Special Meeting, seconded by D. Kovall.
D. Kovall **motioned** to approve the minutes of the 11/14/16 Regular Meeting, seconded by C. Kasey.
Both motions passed unanimously.

3. PUBLIC COMMENT.

None.

4. DOMINIC GIORDANO – APPLICATION FOR 12' X 30' SHED, 18 CATLIN ROAD.

Mr. Giordano is present. IWWC and TAHD approvals have been received. Lake Harwinton Association approval has been received verifying Septic and Tax Compliance. The proposed shed is to be located 6 feet from the side property line. Zoning Regulation 6.17 states that the minimum side yard distances for structures for storage in the LHA zone will be 10 feet and that when agreeable to adjacent property owners these sheds may be placed “back to back” on a mutually agreed boundary. A letter from abutting neighbor at 24 Catlin Road giving agreement to the placement of the shed remains on file. The front yard setback is being met at 36 feet. Mr. Giordano explains that if the shed were to be placed within the side yard setbacks of Zoning Regulation Section 5, two large trees would have to be removed and he would rather not do that. C. Kasey **motioned** to approve the application for a 12' x 30' shed, seconded by M. Szydlo. Motion passed unanimously.

5. 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.

D. Kovall **motioned** to add to the agenda: Gary Tartaglino for Harwinton Haven, LLC – Application for Zone Change, 29 County Line Road, Light Industrial zone to Country Residential zone. C. Kasey seconded the motion and it passed unanimously.

Mr. Tartaglino is present and explains that he had previously submitted an application for a Zone Change in August of this year and subsequently withdrew it due to the need for more perc testing to be done on the lot. Robert Green Associates did do further testing and a suitable location for leaching fields was found allowing Mr. Tartaglino to move forward with a zone change application with confidence of the lot supporting a septic system for a single family home. Discussion takes place on the notification process in accordance with State Statutes. M. Szydlo **motioned** to accept the application and set a Public Hearing for Monday, January 23, 2017 at 7:00 p.m. in the town hall, seconded by D. Kovall. Motion passed unanimously.

6. **REVIEW 2017 COMMISSION MEETING SCHEDULE.**

Commissioners accepted the 2017 meeting dates.

7. **COMPLAINTS/ENFORCEMENT ACTIONS.**

None.

8. **ANY OTHER BUSINESS.**

None.

9. **CORRESPONDENCE.**

None.

10. **INVOICES.**

None.

11. **ADJOURN.**

C. Kasey **motioned** to adjourn the meeting at 7:35 p.m., seconded by D. Kovall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 12-1-2016 AT 12:28PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK