

HARWINTON ZONING COMMISSION MEETING
MONDAY, NOVEMBER 26, 2012
TOWN HALL 7:00 P.M.

Present: Chairman Todd Ouellette, Anne Marie Buonocore, Don Truskauskas, Cory Iacino, Alternate Member Glenn Bradley, Land Use Coordinator Polly Redmond and ZEO Karen Nelson.

Absent: Nancy LaGanga and Alternate Members Robert Lavoie and Kevin Ferrarotti

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Ouellette called the meeting to order at 7:01 p.m. All regular members present are seated with Alternate Member Glenn Bradley seated for Nancy LaGanga.

2. APPROVE MINUTES OF PREVIOUS MEETING: 11/13/12

A. Buonocore **motioned** to approve the minutes of the previous meeting, seconded by D. Truskauskas. Motion passed unanimously.

3. JOHN FALK – APPLICATION FOR ADDITIONS TO EXISTING HOME CONSISTING OF 10' X 31.5' DECK AND 9.5' X 11.5' SCREENED PORCH, 52 CATLIN ROAD. ZBA GRANTED VARIANCE 11-4-12. REQUEST FOR WAIVER OF ENGINEERED PLAN.

Mr. Falk is present. Plan by Russell J. Moresi, P.E. titled Site Plan 19-13-B100a Investigation 52 Catlin Road is on file and from that Mr. Falk has made copies to show the location of the addition involving squaring off of the northwest corner of the home, adding the deck and the porch. IWWC, Lake Harwinton Association and TAHD approvals have been received. D. Truskauskas **motioned** to approve the request for a waiver of an engineered plan, seconded by G. Bradley. A. Buonocore **motioned** to approve the application, seconded by G. Bradley. Both motions passed unanimously.

4. CARL THOMPSON – APPLICATION FOR SINGLE FAMILY DWELLING, BREEZY HILL ROAD, ASSESSORS MAP NO. B9-5-14, LOT 3, WINDEMERE SUBDIVISION.

No one is present to represent.

5. DISCUSSION – TOWN CENTER/BUSINESS ZONE.

Brief discussion regarding the person who was placed on the last meeting agenda for informal discussion of proposed use of property at 65 Burlington Road takes place. The gentleman did not appear before this Commission but explained to LUC Redmond over the phone that he was interested in purchasing the property and making furniture there and selling it out of that address. D. Truskauskas stated that this is the type of business use that would be permitted in a Town Center/Business Zone if this town were to incorporate one. ZEO Karen Nelson refers to the Town of New Hartford's Zoning Regulations that allows Contractors Shops and notes areas in that town where they work but cautions the Commissioners that applications should be under a Special Permit allowing stipulations and conditions and that neighboring property values should be taken into account when making decisions. The item will be placed on the next meeting agenda for further discussion.

6. COMPLAINTS/ENFORCEMENT ACTIONS.

None.

7. ANY OTHER BUSINESS.

LUC Redmond presents to the Commission questions that Greg Mele/Birge Park Commons, LLC had regarding his property at 178 and 182 Birge Park Road. They are as follows with answers from the Commissioners.

Mr. Mele will be updating the lighting at the 178/182 Birge Park Road property and will provide a photometric plan to the Land Use office. Lighting will be along the perimeter of the parking lot, front and sides, and will comply with Zoning Regulation 6.10. LUC Redmond questions whether he should appear before the Zoning Commission with the photometric plan prior to installing the lights. Commissioners agree that the lighting plan could be brought to them by LUC Redmond for review.

Mr. Mele has a construction trailer on site and questions whether a permit is required. He would like to bring in a second temporary trailer, 40 feet long, and place it in the same vicinity as the trailer that is already there. Construction trailers are permitted for 6 months in accordance with Zoning Regulation 6.9. Commissioners agree that an application should be made, allowing LUC Redmond to sign off on it.

The house that was used for Personalized Travel (#182 Birge Park Road) will eventually be taken down and rebuilt on the same foundation. The house will be higher but not in excess of the 30 foot maximum height allowed. The Building Inspector will require a demolition permit to be taken out but no Zoning approval is required. The portion of the house outside the front yard setback must remain the same but the portion of the house within the setback (to the rear of the house) can be expanded. The Zoning Commission would require a Zoning application for the additions.

Landscaping is required on the north side of the property abutting a residential zone. The Zoning Commission requires a landscaping plan at the time application is made for additions to 182 Birge Park Road.

Mr. Mele inquired as to the allowance of a food truck in the parking lot. There are no Zoning Regulations on this type of use. The Zoning Commission would require Mr. Mele to attend a Zoning meeting for further discussion.

8. **CORRESPONDENCE.**

Letter from Atty. Steve Byrne revising his opinion letter submitted at the public hearing for the Ambulance Facility/EOC as requested. Letter will remain with the other exhibits in that file.

9. **INVOICES.**

None.

10. **ADJOURN.**

D. Truskauskas **motioned** to adjourn the meeting at 7:46 p.m., seconded by A. Buonocore. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

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TOWN CLERK