

**ZONING COMMISSION MEETING**  
**MONDAY, JUNE 10, 2013**  
**TOWN HALL 7:00 P.M.**

Present: Chairman Todd Ouellette, Don Truskauskas, Cory Iacino, Alternate Member Glenn Bradley and Land Use Coordinator Polly Redmond

Absent: Anne Marie Buonocore, Nancy LaGanga, Alternate Members Robert Lavoie and Kevin Ferrarotti

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

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

**2. APPROVE MINUTES OF PREVIOUS MEETING: 5/28/13**

Item is tabled until the next Zoning meeting to be held on June 24, 2013 due to lack of a voting quorum.

**3. DIANE HONIG – DISCUSSION OF USE OF HOME FOR PERSONAL BUSINESS, 71 TOWN LINE ROAD.**

Mrs. Honig is present and explains that she is a personal trainer presently working out of different facilities and that she also goes to people's homes for personal training. She would like to see clients in her home for individual training in her home-gym located in the basement of her house. The number of clients would be approximately five people a week, again, one at a time. She explains that in general, she would see most of her clients outside of her home. TAHD approval for a change of use has been approved and dated 6/5/2013 with conditions that there be only interior renovations in the finished basement, no increase in design flow, no showers and no employees. Section 6.19 of the Zoning Regulations pertains to Use of Home for Personal Business that involves no clients coming to the home and no signs. Chairman Ouellette states that this seems to be a low impact use. C. Iacino states she sees no issues with this type of use in the home. G. Bradley supports this type of use and sees no impact to the neighborhood. Commissioners are in agreement that this is a permitted use not requiring a Zoning application and falls under Zoning Regulation 6.19 in that a reasonable neighbor would not know that such an operation is taking place within the home.

**4. DOUG ROY – APPLICATION FOR SINGLE FAMILY DWELLING AND 40' X 80' BARN, 601 HILL ROAD, B2-2-15. (RECENTLY SUBDIVIDED).**

Mr. Roy is present. Site plans by Robert Green, Robert Green Associates, titled Plot Plan for House and Barn, dated May 27, 2013 are reviewed. TAHD and IWWC approvals have been received. Soil and erosion permit is on file. CT DOT approval has been received and remains on file. D. Truskauskas **motioned** to approve the application, seconded by C. Iacino. Motion passed unanimously.

D. Truskauskas **motioned** to amend the agenda to take up Item 7 at this time, seconded by C. Iacino. Motion passed.

Alysen Almand is present and questions whether a report from First Selectman Michael Criss has been received in regards to his visit to the Pesce property and as was discussed at the last Zoning meeting on May 28, 2013. Her Zoning complaint is that Mr. Pesce has heavy machinery and construction trailers on this Country Residential zoned lot. The Zoning Commissioners are aware that the Inland Wetlands Commission is in the middle of a Show Cause Hearing with Mr. Pesce and believes that it is that commission that may have more enforcement powers at this time. It is noted that TAHD has jurisdiction over excessive noise and that machines can be run between the hours of 7:00 a.m. and 10:00 p.m.

**5. DISCUSSION – ZONING REGULATIONS.**

D. Truskauskas states that in other towns as-built foundations are approved by the ZEO first and then the balance of the building permit is issued by the Building Inspector.

He also questions who signs off on above ground pools with LUC Redmond stating that the previous Zoning Commission gave her authority to sign off on such applications once TAHD approval is received and setbacks are met.

**6. DISCUSSION – ZONING ENFORCEMENT OFFICER POSITION.**

The Commission is not in favor of hiring Stacy Sefcik as Zoning Enforcement Officer. It is still their stand that the Land Use Coordinator position and the enforcement position should be joined as one.

**7. COMPLAINTS/ENFORCEMENT ACTIONS.**

ALYSEN ALMAND, 401 BURLINGTON ROAD AGAINST FRED PESCE, E6-04-0010, 529 BURLINGTON ROAD. \*SEE ABOVE

A letter of complaint has been received from Cathy Thomas, 46 Westleigh Drive, concerning her neighbor, Ron Rudek, who has a loader on his property for at least six weeks now with no work appearing to be requiring the need for it to be there. Zoning Commissioners feel as if this is not a valid complaint and that personal machines not used for commercial operations can be brought onto one's property in a residential zone. There is nothing in the Zoning Regulations prohibiting this. No action taken.

Commissioners acknowledge Karen Nelson's 6/10/2013 report regarding the closing of GRJH's citation hearing on May 15, 2013 and that this is her final action as Zoning Enforcement Officer for the Town of Harwinton.

**8. ANY OTHER BUSINESS.**

None.

**9. CORRESPONDENCE.**

New Subdivision Regulations dated May 20, 2013 are received.

**10. INVOICES.**

None.

**11. ADJOURN.**

C. Iacino **motioned** to adjourn the meeting at 7:36 p.m., seconded by G. Bradley. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 6-12-13 AT 1:05 pm  
ATTEST NANCY E. ELDRIDGE TOWN CLERK