

Present: Chairman Todd Ouellette, Don Truskauskas, Anne Marie Buonocore and Land Use Coordinator P. Redmond.
Absent: Nancy LaGanga, Cory Iacino, Alternate Members Robert Lavoie, Glenn Bradley and Kevin Ferrarotti

1. OPEN MEETING – ESTABLISH QUORUM.

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

2. APPROVE MINUTES OF PREVIOUS MEETING: 5/28/13 & 6/10/13

Item is tabled until the next Zoning meeting on July 22, 2013 due to lack of a voting quorum.

3. BROOKE CHENEY – INFORMAL DISCUSSION ON USE OF HOME FOR PERSONAL BUSINESS, 144 MANSFIELD ROAD.

Ms. Cheney is present and explains that she would like to train clients in her home on gun safety as well as use of firearms outside on her 85 acre property. She is an NRA Safety and Training Instructor and competitive shooter and presently target shoots on her property. Clients would be limited to one or two people at a time with classes by appointment only. Chairman Ouellette expresses concern over safety and questions what is downrange from the shooting area. Ms. Cheney has an aerial photo of her property and points out that there are acres of woodland between her property and the next and that 20 foot berms are behind every target. Chairman Ouellette believes this activity is pushing on the verge of a business and that review of a site plan may be in order. D. Truskauskas states that if the clientele increases to group training, perhaps a home occupation permit would be required but that with one-on-one training, he believes it falls under Zoning Regulation 6.19 Use of Home for Personal Business. D. Truskauskas **motioned** to set a special meeting for Monday, July 22, 2013 at 6:00 p.m. at 144 Mansfield Road to conduct a site walk of the property to determine whether an application needs to be made. Item will be placed on the next Zoning meeting agenda set for July 22, 2013 at 7:00 p.m. A. Buonocore noted that she will not be able to attend the site walk but that she is comfortable with the use. The motion is seconded by A. Buonocore and passed unanimously.

4. STEPHEN SHEAK & DEBORAH JAWIN-SHEAK – APPLICATION FOR 50' X 75' RIDING ARENA, 418 LOCUST ROAD.

Mr. & Mrs. Sheak are present. Site plan by Hodge, LLC, Professional Land Surveyors and Civil Engineers, Unionville, CT, dated 7/2/13 are reviewed. The outdoor riding arena will have no foundation but just a roof and walls with piers that will be used by two horses on the 4.53 acres. TAHD approval has been received. D. Truskauskas **motioned** to approve the application with the condition that an engineered as-built be provided upon completion of the project, seconded by A. Buonocore. Motion passed unanimously.

5. JARED BRADDOCK FOR PICKETT BROOK PROPERTY, LLC – INFORMAL DISCUSSION ON USE OF PROPERTY AT 609 LITCHFIELD ROAD, COUNTRY RESIDENTIAL ZONE. TRAINING SESSIONS FOR GAS LINE PIPE INSTALLATION.

Mr. Braddock is present and explains that Pickett Brook Property, LLC was approached by local pipe fitters who are anticipating natural gas piping in the area and wish to use the property, located in a Country Residential zone, for training on installing pipe during the month of October for two four-week sessions. Mr. Braddock continues by explaining how installation of a timber mat bridge in a right of way to cross wetlands will take place and how two sections of the parcel will be clear cut and grubbed and enforced with erosion control measures to protect the streams. Once the training sessions are done, trees will be planted to replace those taken down. Training will involve opening a trench, laying pipe, removing the pipe, grading and replanting. The bridge will remain in place as built. Public audience member Michael McGoff, 580 Litchfield Road, states that eight weeks for local residents is not a favorable thing and that it is his belief that this type of activity is not a

permitted use in a Country Residential Zone and in his opinion, is an industrial activity. The Zoning Commission will seek town counsel opinion on the question of whether this is a permitted use. Mr. Braddock will return to the next Zoning meeting on July 22, 2013.

6. DISCUSSION – ZONING ENFORCEMENT OFFICER POSITION.

First Selectman Michael Criss is present and explains that an enforcement officer has not been hired yet. The Town of Plymouth has an enforcement officer who may be willing to share his time with the Town of Harwinton. Chairman Ouellette expresses his concern over having an officer who isn't readily available.

At 7:50 p.m. D. Truskauskas **motioned** to enter into Executive Session to discuss Executive Session procedures, seconded by A. Buonocore. Motion passed unanimously.

At 8:10 p.m. D. Truskauskas **motioned** to exit out of Executive Session, seconded by A. Buonocore. Discussion took place on future Executive Session procedures.

7. DISCUSSION – ZONING REGULATIONS.

Tabled.

8. COMPLAINTS/ENFORCEMENT ACTIONS.

A letter written by LUC Redmond to Cathy Thomas, 46 Westleigh Drive, acknowledging her complaint against Ron Rudek, 60 Westleigh Drive is acknowledged.

Copies of current IWWC Regulations are distributed to commissioners.

9. ANY OTHER BUSINESS.

None.

10. CORRESPONDENCE.

None.

11. INVOICES.

None.

12. ADJOURN.

A. Buonocore **motioned** to adjourn the meeting at 8:15 p.m., seconded by D. Truskauskas. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 7-11-13 AT 2:45pm
ATTEST NANCY E. ELDRIDGE TOWN CLERK