1. Call to Order/Appointment of Alternates –
   Chairman C. Bramley called the meeting to order at 7:00 pm.
   Members present – C. Bramley, J. Cox, P. Dauten, P. Losee, N. Sauer, S. Simonin. Land
   Use Administrator M. Connor.
   Appointment of Alternates – N. Sauer

2. Commissioners requests – None

PUBLIC HEARINGS

3. Federovich – 63 Fern Avenue - Subdivision in RR District.
   C. Bramley explained the format for the hearing and read the legal ad published on
   10/28/22 and 11/02/22. P. Losee confirmed postal green cards and only two did not come back.
   D. McMorrow of Berkshire Engineering and homeowner E. Federovich were present for the
   application. Parcel of 5.5 acres will be subdivided into a 3.7 acre Lot 1 and a 1.8 acre Lot 2. D.
   McMorrow provided documentation for a driveway easement, 2006 soil testing from T.
   Stansfield, 2006 TAHD approval for a Lot 1 reserve area and a primary area for Lot 2. C.
   Bramley read TAHD 2006 approval and T. Stansfield 2006 soil testing letter into the record.
   There are no wetland soils present on the property. Since lot is going to a family member, no
   open space is required.
   Public comment: Neighbors M. Marrin, B. Paradise and B. Osterman asked questions and
   were satisfied with answers received. No one spoke against the application. S. Simonin motioned
   to close the public hearing, N. Sauer seconded and vote was unanimous.
   Commission discussed the application. If approved, driveway easement must be filed on
   the land records. Motion to approve with the condition that survey pins be in place prior to the
   subdivision or a bond be in place for $150.00 per pin was made by P. Dauten and seconded by N.
   Sauer. J. Cox is on the Conservation Commission and abstained. Voting members unanimously
   approved.

4. Attorney Response for Zoning Issues
   Commission discussed Stronk 10/19/22 letter and Attorney Byrne’s 11/07/22 response.
   Motion made to authorize M. Connor to write a letter advising Mr. Stronk to resubmit special
   exception radio tower application with the required fall zone documentation by S. Simonin and
   seconded by J. Cox. All voted to approve.
5. Old Business
   C. Bramley read Attorney S. Byrne’s 11/07/22 legal opinion letter regarding parking of commercial vehicles in residential districts. Commission discussed having G. Chandler of Planimetrics write a draft regulation amendment similar to Harwinton’s Zoning Regulation 6.20 “Overnight Parking of Commercial Vehicles in a Residential Zone” cited in Attorney Byrne’s letter. M. Connor will forward a copy of the attorney letter to the individual that made the original complaint.

6. New Business
   S. Simonin stated one of his neighbor’s received a zoning permit to construct a steel barn in May 2022. Now that leaves are off the trees, it was discovered that accessory building with two stories, windows, siding and a covered porch looks nothing like the approved structure. M. Connor and J. Worthington have recently inspected the structure and homeowner has modified the original application. S. Simonin questioned how to prevent “bait and switch” by residents in the future.

7. Approval of Minutes October 17, 2022
   P. Dauten moved to approve the minutes and P. Losee seconded. There was no discussion and minutes were unanimously approved.

8. Correspondence
   Any new item added to the agenda requires a 2/3 majority vote of the Commission.
   Taking up any item after 11PM requires a 2/3 majority vote of the Commission

   Robinson + Cole of Hartford, CT mailed an informal report dated 10/25/22 and titled “Submission of Technical Information Concerning a Proposal to Construct a Wireless Telecommunications Facility off Mason Hill Road, Litchfield, CT”. Parcel is 8.17 acres and within 2,500 feet of the Town of Thomaston. More information to follow at a later date.

9. Adjournment
   S. Simonin moved to adjourn at 8:17 pm, J. Cox seconded, there was no discussion and vote was unanimous.

_________________________________________  __________________
Carol Bramley, Chairman                     Date