

New Hartford Architectural Review Committee

TOWN OF NEW HARTFORD, CONNECTICUT

SPECIAL MEETING MINUTES

Town Hall – 530 Main Street- October 6, 2021 at 5:00PM

SESSIONS CONFERENCE ROOM

PRESENT: Denton Butler, Bob Howsen, Wesley Marsh, Bill Baxter; and Zoning Enforcement Officer Mike Lucas.

ABSENT: Tom Buzzi, Brian Watson, and Donna LaPlante

NEW APPLICATION:

A. Garrett Homes, LLC / Applicant – Satan’s Kingdom, LLC / Owner – Map 044 – Block 013 – Lot 020- 173 A Main Street – 9100 Square Feet Retail Development & 25% Parking Deferment.

Bud Butler started off the meeting by highlighting the changes made to the plans since ARC met with the applicant in February of this year. He was pleased with the measures taken to improve the landscaping, building design, and signage.

Matt Eucalitto (applicant) highlighted the most recent changes which focused on giving more space for delivery trucks to navigate the parking lot.

Matt Bruton (applicant’s engineer) made note of the crosswalk that was installed to speak to additional safety concerns raised by the Planning and Zoning Commission.

Mr. Eucalitto also commented on the change made to the roofline of the building indicating that a full pitched roof is proposed for the building.

Bob Howsen questioned the size of the parking places. Engineer Matt Bruton expanded on the reconfiguration of the depths of the parking stalls to help with the delivery truck turning radius.

Bud Butler made reference to parking being a zoning issue. With that said, he mentioned (like several other committee members) he had started making it a habit of counting cars in Dollar General parking lots. Bud’s unscientific data leads him to conclude there is typically 6 or 7 cars in the parking lot, some of which may be employee’s vehicles. Bill Baxter concurred with Mr. Butler’s opinion.

Bill Baxter commented on the parking saying, if you don’t need that much blacktop, don’t use it. Greenspace is better. Bill also asked Zoning Enforcement Officer Mike Lucas if he had shared his opinion of the parking reduction with the P&Z Commission. Mr. Lucas opined that he did and that he was in favor of the parking deferral since the beginning of the project. Mr. Baxter asked that Mr. Lucas share that opinion with the commission again. Mr. Lucas said that he would. Bud Butler went on to say the ARC concurs that less parking is not a disadvantage and it is a benefit to the entire community to have less imperious surface.

PENDING APPLICATION:

A. Garrett Homes, LLC / Applicant – Satan’s Kingdom, LLC / Owner – Map 044 – Block 013 – Lot 020-173 A Main Street – 9100 Square Feet Retail Development & 25% Parking Deferment

MOTION: Denton Butler, Bob Howsen second, to approve and endorse the changes that have been made to the site plan, the changes made to the landscaping plan, the roof line, and the accommodation of moving the building on the site to enhance and improve safety associated with pedestrian traffic flow and receiving goods, access, and egress. Unanimously approved.

MOTION #2: Wesley Marsh, Bob Howsen second, to endorse the 25% parking deferral to allow for more greenspace and less impervious surface. Unanimously approved.

Approval of the August 16, 2021 meeting minutes. Unanimously approved.

Meeting adjourned at 5:15pm

Respectfully Submitted,

Michael Lucas, ZEO