

Architectural Review Committee

December 18, 2019 – 6:00PM

New Hartford Town Hall

ARC members present: Denton Butler, Donna LaPlante, and Robert Howson.
Staff: Zoning Officer Mike Lucas Applicant: PNL Nutmeg, LLC represented by
Ozzie Torres, PE, Mehan & Goodin, Engineers & Surveyors, Manchester, CT

Review: Applicant desires to make a change to the parking (expand), amend
lighting and landscaping at their 283 Main Street property.

The meeting was called to order by Chairwoman, Donna LaPlante at 6:10
PM. The applicant's representative was delayed by traffic, arriving at 6:30
PM.

Mr. Torres presented plans for a change in parking lot expansion, adding 66
new spaces, a change to the outside lighting scheme, and landscaping for
the revised parking area.

ARC members suggested that the Applicant: (1) be cognizant of the water
and sewer mains immediately adjacent to the revised parking area and
note on the construction plans to be alert to not disturbing the area
directly over the sewer and water mains nor remove stumps that may have
roots surrounding said mains; (2) lighting be subject to mechanical control
to turn-off following normal business hours of operation such as to prevent
dusk to dawn light emissions; and (3) that the Applicant give consideration
to the expansion of the landscape planting plan to cover the entire frontage
of 283 Main Street consistent with the treatment being rendered to the
expanded parking lot area.

Butler motioned to recommend the above items to the applicant via his
representative at this meeting and to provide notice of these

recommendations to the Planning and Zoning Commission in advance of the Applicant's formal hearing. Seconded by Howson - Passed unanimously.

Motion by Butler, seconded by Howson, to accept the minutes of the October 2, 2019 meeting as presented. - Passed unanimously.

Motion by Butler, second by Howson to accept the proposed 2020 meeting schedule as presented. - Passed unanimously.

Motion by LaPlante to adjourn, seconded by Howson. Meeting adjourned at 7:10 PM.

Respectfully Submitted

Denton Butler, Arc Member