

**ARCHITECTURAL REVIEW COMMITTEE
REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 5, 2018 – 6:00 PM
NEW HARTFORD TOWN HALL – 530 MAIN STREET**

ARC MEMBERS PRESENT: Michael Misiorski, Denton Butler, Donna LaPlante, Bob Howson
STAFF: Zoning Enforcement Officer Ruth Mulcahy

Chair Michael Misiorski called the meeting to order at 6:03 PM.

A. Ted Crawford/ The Sambrook Group/ Applicant – Khalid Properties LLC/Owner – Map37A – Block 122 – Lot 002 – 513 Main Street – Subsurface Tank and Pump Replacement for Existing Fuel Station.

Scott Sambrook of the Sambrook Group presented the improvements being proposed. Along with the replacement of tanks and underground lines, the two dispensers are being replaced and upgraded. The pylon sign on site is also being upgraded so the gas prices can be remotely changed.

Discussion followed seeking further information about the tanks, branding on the dispensers and relocation of the dumpster to provide for the handicapped parking space. In addition to gas, diesel will be dispensed. Scott Sambrook confirmed that the new dispensers and sign are a similar size to those being replaced.

Motion Denton Butler, second Bob Howson to approve the Subsurface Tank and Pump Replacement for Existing Fuel Station owned by Khalid Properties LLC with the following conditions:

1. The dumpster should receive fencing.
2. The non conforming sign located on adjacent property should be removed.
3. The existing pylon sign to be replaced with a sign no larger and shown on plan as Replacement Pylon Sign.
4. The Fuel Dispensers to be of a type and size of previous dispensers with the updated branding as shown on submitted plan.

Motion unanimously approved.

Mulcahy leaves meeting.

B. EBM Realty LLC – Map 044 – Block 137 – Lot 20A – 170 Main Street – Allow certain Activities in the Floodplain Overlay District and in the Farmington River Protection Overlay District.

Jack Casey, owner of EBM Realty presented the planting plan to go along the westerly property line adjacent to the new barn. Jack is planning on planting evergreens – mostly Blue Spruce, 5' in height. The space between the barn and the westerly property line is approximately 25'. Discussion followed with Committee members deciding that the number of trees should be odd and that a staggered planting plan would be most attractive.

Motion Denton Butler, second Bob Howson to approved a staggered planting plan of no less than 11 evergreen trees a minimum of 5' in height. Unanimously approved.

Motion to approve the minutes of the May 23, 2018 Special Meeting by Bob Howson, second Denton Butler. Secretary LaPlante asked for confirmation regarding the landscaping recommendation which appears in the minutes pending approval. Members confirmed they had recommended a continuation of the planting plan already in place to be continued up to the fire lane and then the same type and layout of plantings continued on the right hand side of the fire lane. Motion to approve minutes unanimously approved.

Motion to adjourn Butler, Second Howson at 6:45. Unanimously approved.

Donna LaPlante, Secretary