

**PLANNING AND ZONING COMMISSION
REGULAR MEETING –AGENDA - AMENDED
WEDNESDAY, FEBRUARY 25, 2015 – 7:00PM
NEW HARTFORD TOWN HALL – 530 MAIN STREET**

1. **PUBLIC HEARINGS:** Town of New Hartford – Zoning Text Amendments - To Section 4.5H, allow new multi-family housing under the Adaptive Reuse Provision in the New Hartford Center District; to Section 3.4A to adjust the density factor; to Section 6.3D to expand the places where permitted signs can be displayed and to allow farm signs; to Section 7.1B4 to better define nonconforming structure reconstruction.
(Actual Text can be obtained from the New Hartford Town Clerk or the Land Use Office in Town Hall.)
2. **PENDING APPLICATIONS:** Town of New Hartford – Zoning Text Amendments – To Section 4.5H, allow new multi-family housing under the Adaptive Reuse Provision in the New Hartford Center District; to Section 3.4A to adjust the density factor; to Section 6.3D to expand the places where permitted signs can be displayed and to allow farm signs; to Section 7.1B4 to better define nonconforming structure reconstruction.
(Actual Text can be obtained from the New Hartford Town Clerk or the Land Use Office in Town Hall.)
3. **NEW APPLICATIONS:**
 - A. Terri D. Vogellus/Applicant – Jeffrey Buyak/Owner – Special Exception - Map 014, Block 018, Lot 005 – 1120 Litchfield Tpke. – Package Store.
 - B. Douglas & Linda Roth/Applicant – Douglas C. & Linda E. Roth/Owner – Special Exception - Map 045, Block 015, Lot 003 – 135 Ratlum Road – Construct an Accessory Dwelling Unit With Garage.
 - C. Peter A. Spath Jr. & Kimberley Spath/Owners – Special Exception – Map 022, Block 015, Lot 026 - 84 Carpenter Road – Build a Detached Two Car Garage with Apartment.
 - D. 1860 LLC/Owners - Martin Peabody/Applicant – Site Plan Review Modification – Map 36B, Block 119, Lot 002 – 4 Bridge Street – Modify SPR to remove additional apartments and increase size of office use.
4. **APPROVAL OF MINUTES:**
 - A. January 28, 2015.
5. **ZONING ENFORCEMENT OFFICER’S REPORT:**
6. **CORRESPONDENCE**
7. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**
 - A. Presentation by the WPCA on Proposed Expansion.
 - B. Appointment of Members of the Architectural Review Committee.

**Respectfully Submitted,
Steven Sadlowski
Land Use Administrator**