

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, June 26, 2019 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Ted Stoutenberg, David Krimmel, Dan LaPlante, Marty Post, and Alternates Tom McLoughlin and Mike Misiorski, Zoning Enforcement Officer Mike Lucas and First Selectman Dan Jerram.

ABSENT: Jim Steadman and Alternate Peter Ventre.

Chairman Ted Stoutenberg called the meeting to order at 7:00PM.

Mr. McLoughlin was seated for Mr. Steadman.

1. PUBLIC HEARINGS:

A. Pizza Pete's/Applicant – Ten Realty, LLC/Owner – Map 37A – Block 122 – Lot 003 – 519 Main Street – Change in Use – Office to Retail.

Mr. Stoutenberg reminded the Commission that the public hearing had been opened at the last meeting. He noted that it had been continued to this meeting, pending the receipt of the Certificate of Mailings, providing evidence that the abutting property owners were noticed about this hearing, was provided by the applicants.

Tony Fiore appeared before the Commission regarding this application. Mr. Fiore explained that they are seeking to add some small pastry and small take-out to the upstairs of their building which had previously been an office. He noted that there are no structural changes proposed and explained that it is merely a service station for their deck area.

Mr. Stoutenberg questioned whether the space would be used for sit-down dining. Mr. Fiore indicated that there would not be. Mr. Post questioned whether the deck had service available for the full menu. Mr. Fiore confirmed. Mr. Jerram pointed out that this would afford the Fiore's to provide a bathroom to their patrons rather than causing them to go down the stairs and into the back part of the restaurant.

The hearing was open to the public.

Mr. Jerram, both as a resident of 535 Town Hill Road and as First Selectman, spoke in favor of the application. He noted that the improved proximity to bathrooms, the added service station, and the availability to offer deserts from the space will help the downtown business to continue to thrive.

Mr. Fiore confirmed that the subject space would not include an additional kitchen.

Denton Butler of 465 Town Hill Road spoke in favor of the application. Mr. Butler reminded the Commission that he chairs the Water Pollution Control Authority(WPCA) and, serves as a member of the Architecture Review Committee(ARC). He reported that the ARC had not yet met to review the application but that their concerns were mostly limited to whether there would be added signage. Regarding what might be of interest to the WPCA, Mr. Butler noted that with there being no additional kitchen proposed, there are likely no issues there.

Mr. Fiore confirmed that additional signage would require a return visit to this commission and ARC.

Donna LaPlante of Stedman Road spoke in support of the application, noting that the proposal serves to enhance a business already existing in town.

Pam Colombie of 500 Cedar Lane spoke in support of the application, opining that the added service station will function to help in the service of the restaurant's customers.

MOTION: Mr. Post, Mr. McLouglin second, to close the public hearing; unanimously approved.

2. PENDING APPLICATIONS:

A. Pizza Pete's/Applicant – Ten Realty, LLC/Owner – Map 37A – Block 122 – Lot 003 – 519 Main Street – Change in Use – Office to Retail.

MOTION: Mr. Post, Mr. LaPlante second, to approve the application in the matter of Pizza Pete's/Applicant – Ten Realty, LLC/Owner – Map 37A – Block 122 – Lot 003 – 519 Main Street – Change in Use – Office to Retail; unanimously approved.

3. NEW BUSINESS:

None.

4. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

None.

5. APPROVAL OF MINUTES: June 12, 2019.

MOTION: Mr. Post, Mr. LaPlante second, to approve the June 12, 2019 Minutes; unanimously approved.

6. ZONING ENFORCEMENT OFFICER'S REPORT:

Mr. Lucas reported having met briefly once with the tenant at 1170 Litchfield Turnpike regarding activities at that location. He noted that he was returning the day following this meeting to assess where things are located on the property. Mr. Lucas indicated that he would have an additional report regarding this location at the following meeting.

Ms. LaPlante reported that the ARC met to review the Library proposal and noted that the group liked the proposal and have no suggestions for any changes. She also reported that the ARC had previously issued a request for Dean's Stove and Spa to return to them. Ms. LaPlante requested that a site plan be requested for this property.

Discussion ensued regarding Dean's Stove and Spa and whether the Commission had recently had an opportunity to review a site plan. It was noted that they had not seen an updated site plan as the review of the application was in response to a request for a Change of Use. A comprehensive planting plan has never been reviewed, according to Ms. LaPlante.

The consensus of the Commission was that a site plan should be submitted by Dean's Stove and Spa reflecting what is existing and what is proposed.

The commission agreed to a Special Meeting on August 14, 2019.

7. CORRESPONDENCE:

None.

MOTION: Mr. Post, Mr. LaPlante second, to adjourn at 7:35PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Secretary