

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, September 13, 2017 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Ted Stoutenberg, David Krimmel, Dan LaPlante, Bob Moore, Jim Steadman, Alternate Marty Post; Tom McLoughlin; Zoning Enforcement Officer Ruth Mulcahy.

ABSENT: Alternates Tom McLoughlin and Peter Ventre.

Chairman Ted Stoutenberg called the meeting to order at 7:05PM. Mr. McLoughlin was seated for Mr. Steadman.

1. PUBLIC HEARINGS:

None.

2. PENDING APPLICATIONS:

None.

3. NEW APPLICATIONS:

A. David Spielman/Applicant – Daniel A. & Rebecca D. Raymond, Trustees/Owner – Map 007 – Block 003 - Lot 19E-2 – 18 Ramstein Road – Special Exception – Increase the Height of a Silo.

MOTION: Mr. Steadman, Mr. Krimmel second, to accept the application in the matter of David Spielman/Applicant – Daniel A. & Rebecca D. Raymond, Trustees/Owner – Map 007 – Block 003 - Lot 19E-2 – 18 Ramstein Road – Special Exception – Increase the Height of a Silo and schedule a public hearing for October 11, 2017; unanimously approved.

4. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. John Ciola – Map 022 – Block 028 – Lot 9-1 – 69 Bruning Road – Discuss Possible Special Exception Modification and Set Possible Public Hearing for Next Regular Meeting of the Planning and Zoning Commission.

John Ciola, along with his attorney, Brian McCormick, appeared before the Commission regarding a modification to the required performance bond included as part of a conditional approval received in May, 2017. Attorney McCormick explained that his client is requesting to bring top soil to the site and store it in the areas delineated on the approved site plan prior to submitting a performance bond. He explained that Mr. Ciola is paying for the remediation out of pocket and that 800 yards of top soil is a big expense to absorb. Attorney McCormick noted that the areas would be protected with silt fencing. It was noted that Mr. Ciola still needs to provide a proposal from his engineer an estimate on an adequate amount for the performance bond. Whether the bond should include the cost of the topsoil was discussed.

Ms. Mulcahy reported that Attorney Mark Branse advised that a modification would need to be considered through a public hearing.

MOTION: Mr. Krimmel, Mr. Steadman second, to schedule a public hearing regarding the modification of this application; unanimously approved.

Mr. Stoutenberg advised Attorney McCormick and Mr. Ciola to submit an application prior to the hearing.

B. Town of New Hartford – 8-24 Hoag Property Donation – Wickett Street.

First Selectman Dan Jerram presented a survey from the Hoag Family depicting a parcel on Wickett Street, known as the old canal, that is part of a charitable contribution to the Town. It was noted that the property could be used for a trail or public utilities.

MOTION: Mr. Moore, Mr. Steadman second, to make a favorable recommendation, in accordance with Connecticut General Statutes Section 8-24, to make a favorable recommendation that the Town accept the donation of the Hoag property offered on Wickett Street, noting that it is in compliance with the Plan of Conservation and Development; unanimously approved.

C. Set Hearing for Denial of Extension for Flanders Crossing and to Call Bond the for Flanders Crossing.

Ms. Mulcahy explained that Flanders Crossing was a six-lot subdivision approved nine years ago but that the approval has expired. It was noted that the road has not been finished and that the residents there have been seeking to have it completed. Ms. Mulcahy explained that the developer should really have sought an extension to the approval prior to its expiration. Nonetheless, she noted that she would likely advise against extending it. She explained the process for calling the bond, noting it requires a hearing and the notification of the developer and any lender that may be involved. It was noted that the process being followed is being guided by the town's legal counsel.

MOTION: Mr. Krimmel, Mr. Steadman second, to set the hearing for the next regular meeting for denial of extension for Flanders Crossing and to discuss calling the bond; unanimously approved

D. Discuss Draft Northwest Connecticut Regional Plan of Conservation and Development 2017 – 2027.

Mr. Stoutenberg reported that there is a public hearing on the COG's draft of the Regional Plan of Conservation and Development scheduled for Tuesday, September 19, 2017 at 9:00AM and 7:00PM at their office in Goshen. Consensus of the Commission was that the draft is deficient in addressing the need for more employment in Litchfield County. Additionally, Mr. Stoutenberg noted that the map included as part of the Plan of Development has questionable assumptions in that they designated land potentially near sewer or water as areas for development. Mr. Stoutenberg explained that as a result, the land north to the Nepaug Reservoir, which is in the watershed, is designated as a good spot for high density development.

Mr. Moore explained some of the details surrounding the State of Connecticut's recently adopted *An Act Concerning Temporary Health Care Structures*. It was noted that if a town wants to opt-out, they need to do so by October 1, 2017.

MOTION: Mr. Krimmel, Mr. Steadman second, to schedule a public hearing to discuss An Act Concerning Temporary Health Care Structures at the next regular meeting of the Planning and Zoning Commission; unanimously approved.

5. MINUTES – JULY 26, 2017 REGULAR MEETING:

MOTION: Mr. Moore, Mr. LaPlante second, to approve the July 26, 2017 Regular Meeting Minutes; unanimously approved.

6. ZONING ENFORCEMENT OFFICER'S REPORT:

None.

7. CORRESPONDENCE:

None.

MOTION: Mr. Steadman, Mr. Krimmel second, **to adjourn at 7:50PM; unanimously approved.**

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**