

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, October 11, 2017 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

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

ABSENT: David Krimmel and Alternate Peter Ventre.

Chairman Ted Stoutenberg called the meeting to order at 7:02PM.

Mr. Post was seated for Mr. Krimmel.

1. PUBLIC HEARINGS:

None.

2. HEARING:

A. Hearing to Void the Flanders Crossing Subdivision and to Call the Public Improvements Bond for Flanders Crossing Subdivision Located on Ramstein Road Owned by Sunlight Construction Ramstein LLC.

Bill Ferrigno, Principal of Sunlight Construction Ramstein, LLC accompanied by his attorney, Joe Williams of Shipman and Goodwin, appeared before the Commission regarding the Flanders Crossing Subdivision. Mr. Ferrigno reported that he has had the opportunity to meet with the town's engineer, Roger Hurlbut. He noted that there had been a meeting at the site with Mr. Hurlbut, First Selectman Dan Jerram, Zoning Enforcement Officer Ruth Mulcahy and himself the date of this meeting. A memorandum from Mr. Hurlbut reflecting the understanding between the Town and Mr. Ferrigno that most action items will be completed on or before November 15, 2017 was referenced and discussed.

The phrasing contained within Mr. Hurlbut's memorandum "expect to be completed" was questioned. Mr. Ferrigno referenced his own schedule that he provided, with corresponding dates contained within the memorandum, but assured that the planting of the trees, the curbing, drainage system cleaning, guide posts and bollards on Flanders Crossing, guide rail on Ramstein Road, final paving, and shoulder clearing would be completed by November 15, 2017. Mr. Stoutenberg questioned what of these items would be finished within the next two weeks. Mr. Ferrigno indicated that much of the work would be completed but not the paving. He reported that he had been advised by the paving company that it would not be able to occur until mid-November. Mr. Ferrigno estimated that the removal of the damaged binder, installation of the new binder, and completing the wearing course could be completed over two days, with the curbing put in place within a few days after that. Mr. Jerram reported that during the site walk, an agreement had been reached as to which point to remove the existing binder course.

Mr. Stoutenberg explained to Mr. Ferrigno that the Commission has two meetings between this one and November 15, 2017 and the expectation is that work and progress will be evident.

MOTION: Mr. Steadman, Mr. Moore second, to refrain from calling the bond on this matter based on recommendations of the First Selectman and the town's engineer, to follow the

guidelines as contained in the engineer's report and to continue the hearing; Motion passed with Mr. Stoutenberg, Mr. Moore, Mr. Steadman, and Mr. Post voting aye while Mr. LaPlante was opposed.

At a later point in the meeting, Mr. LaPlante reported that while he was absent from the September 27, 2017 regular meeting, he had the opportunity to listen to the recorded audio of that meeting.

3. NEW APPLICATIONS:

A. Louise M. Cooley/Applicant – Francis B. & Louise M. Cooley/Owners – Map 014 – Block 007 – Lot 27-5 – East Cotton Hill Road – Re-Subdivision of Parcel 5 (Interior Land)
Ms. Mulcahy explained that a re-subdivision requires a public hearing.

MOTION: Mr. Steadman, Mr. Post second, to set a public hearing in the matter of Louise M. Cooley/Applicant – Francis B. & Louise M. Cooley/Owners – Map 014 – Block 007 – Lot 27-5 – East Cotton Hill Road – Re-Subdivision of Parcel 5 (Interior Land).

B. Louise M. Cooley/Applicant – Francis B. & Louise M. Cooley/Owners – Map 014 – Block 007 – Lot 27-5 – East Cotton Hill Road – Special Exception – Create 1 Interior Lot.

MOTION: Mr. Steadman, Mr. Post second, to set a public hearing in the matter of Louise M. Cooley/Applicant – Francis B. & Louise M. Cooley/Owners – Map 014 – Block 007 – Lot 27-5 – East Cotton Hill Road – Special Exception – Create 1 Interior Lot.

4. PENDING APPLICATIONS:

None.

5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Acceptance of Boundary Line Adjustment between 18 & 38 Cedar Lane.

Ms. Mulcahy reviewed a survey depicting 18 and 38 Cedar Lane, explaining that 18 Cedar Lane was the parcel with a Montessori School.

MOTION: Mr. Moore, Mr. Steadman second, to accept the Boundary Line Adjustment between 18 and 38 Cedar Lane as shown on Dufour's Surveying Map of August 29, 2017; unanimously approved.

6. APPROVAL OF MINUTES - September 27, 2017:

The September 27, 2017 Regular Meeting Minutes should be amended to reflect that Mr. LaPlante was absent. He had been indicated as having been both present and absent.

MOTION: Mr. Post, Mr. Steadman second, to approve the September 27, 2017 Minutes as amended; unanimously approved.

7. ZONING ENFORCEMENT OFFICER'S REPORT:

Updates on commercial businesses on Main Street were discussed. The Temporary Health Care Structures, also referred to as "granny pods", was reviewed. Ms. Mulcahy reported that she would email a copy of the proposed language provided by Attorney Mark Branse to commissioners in advance of the next regular meeting.

8. CORRESPONDENCE:

No correspondence was discussed.

MOTION: Mr. Steadman, Mr. LaPlante second, to adjourn at 7:49PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Secretary