

**PLANNING AND ZONING COMMISSION
REGULAR MEETING –MINUTES
OCTOBER 26, 2011 – 7:00 PM
NEW HARTFORD TOWN HALL- 530 MAIN STREET**

PRESENT: Chairman James Steadman, Ken Heyse, Dan LaPlante, Gil Pratt, Ted Stoutenberg; Alternate David Krimmel; Land Use staff Certified Zoning Enforcement Officer Rista Malanca, Recording Secretary Stacey Sefcik.

ABSENT: Alternates David Jones and Peter Ventre.

Chairman James Steadman called the meeting to order at 7:05PM. All regular members present were seated for the evening. Alternate David Krimmel was seated for Gil Pratt until his arrival at 7:15PM. The entire proceedings were recorded digitally and are available in the Town Hall.

1) COMMISSION REVIEW OF INFORMATION FROM PUBLIC HEARING ON ZONING REGULATIONS.

Mr. Stoutenberg stated for the record that he had listened to the entire recording of the public hearing on this matter. The Commission then reviewed a document prepared by the Zoning Enforcement Officer which detailed all comments received from the public as well as responses to each item by Ms. Malanca, the Town's planning consultant, and the Commission's attorney.

Regarding Scott Goff's comment regarding the keeping of animals, the Commission agreed to keep the current proposed language until Connecticut Farm Bureau model regulations were published which would provide information for the calculation of the number of animals permitted per lot. They then agreed to table discussion of junk until the next meeting when the Commission's attorney would be present. Ms. Malanca informed the Commission that it was not legal to establish a residency requirement for the keeping of animals in Town.

The Commission then reviewed comments received from the Metropolitan District Commission (MDC) and agreed to make changes suggested in item numbers 1, 3, 4, 6, 7, 9, 10, 11, 14, and 16. They declined to make the changes suggested in item numbers 2, 5, 8, 13, and 15. Regarding item 12 which pertained to the prohibition of medical laboratories, hospitals, or residential health care facilities, Ms. Malanca explained that these had been prohibited under the regulations now in effect; however, they were not listed in the prohibited uses for the Public Water Supply Watershed Overlay District. After a brief discussion, the Commission agreed to add these to the list of prohibited uses.

Next, the Commission reviewed comments received from Jean Cronauer from the Northwest Conservation District. The Commission agreed to make the changes suggested in items 4, 5, 7, 8, 9, and 12. They also declined to make changes suggested in items 1, 2, 3, 6, 11, 13, 14, 15, 16, and 17. The Commission agreed to make the suggested changes to Section 6.1 Landscaping, D. Landscape Standards and Requirements with the change to new item 3 that "In areas where predevelopment vegetation is being left in place invasive plants shall be removed unless approved by the Commission."

The Commission then discussed signage concerns raised by Michael and Deb Kuszaj of Blue Sky Foods and the New Hartford Business Council. Ms. Malanca explained that four types of signage were under discussion: building-mounted, free-standing, temporary signs, and portable signs.

2) OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:
No business was discussed.

MOTION Mr. Stoutenberg, second Mr. Heyse, to adjourn at 9:00PM; unanimously approved.

Respectfully submitted,
Stacey M. Sefcik