

**PLANNING AND ZONING COMMISSION
REGULAR MEETING – MINUTES
SEPTEMBER 12, 2012 – 7:00 PM
NEW HARTFORD TOWN HALL- 530 MAIN STREET**

PRESENT: Chairman James Steadman, David Krimmel, Ted Stoutenberg; Alternates Martin Post and Peter Ventre;
Land Use staff Certified Zoning Enforcement Officer Rista Malanca.
ABSENT: Gil Pratt, Daniel LaPlante; Alternate David Jones; Recording Secretary Stacey Sefcik.

Chairman James Steadman called the meeting to order at 7:00PM. All regular members were present and seated for the evening. The proceedings were recorded digitally and copies are available in the Land Use Office.

1. PUBLIC HEARINGS:
No business.

2. PENDING APPLICATIONS:
No business.

3. NEW APPLICATIONS:

- A. David and Jacquelynn Buyak, 281 Cedar Lane – 2-Lot Resubdivision “Everleigh Farms”.**
Mr. Krimmel requested that information regarding abutters be provided to the Commission for the public hearing. Ms. Malanca explained that the applicant had submitted this information as a part of the application; copies would be provided to all Commissioners for the public hearing. Ms. Malanca also noted that as with previous subdivision and resubdivision applications, the Town’s planning and engineering consultants would be reviewing and commenting on this application in time for the public hearing.
- B. Cheryl Maust, 535 East Cotton Hill Road – Special Exception for Home Occupation (Guitar Lessons) as per Article 3, Section 3.6E.**
- C. Anne DeMichiel, 76 Shafer Road - Special Exception for Home Occupation (Guitar and Voice Lessons) as per Article 3, Section 3.6E.**

MOTION Mr. Stoutenberg, second Mr. Post, to accept the applications in the matters of **David and Jacquelynn Buyak, 281 Cedar Lane – 2-Lot Resubdivision “Everleigh Farms,” Cheryl Maust, 535 East Cotton Hill Road – Special Exception for Home Occupation (Guitar Lessons) as per Article 3, Section 3.6E, and Anne DeMichiel, 76 Shafer Road - Special Exception for Home Occupation (Guitar and Voice Lessons) as per Article 3, Section 3.6E** and to set them for public hearing at the October 10, 2012 regular meeting; unanimously approved.

4. APPROVAL OF MINUTES:
A. July 25, 2012 regular meeting.

MOTION Mr. Stoutenberg, second Mr. Post, approve the minutes of the July 11, 2012 regular meeting; unanimously approved.

5. ZONING ENFORCEMENT OFFICER’S REPORT:

Ms. Malanca briefly reviewed with the Commission her enforcement activities over the previous month. She informed the Commission about the State Plan of Conservation and Development and her efforts to review the Locational Guide Map in order to ensure its accuracy. She explained that grant funding decisions were made based on the information contained on the Locational Guide Map; therefore, it was important that the State’s map match the Town’s. A public hearing on the State Plan of Conservation and Development was planned for Tuesday, September 18th at the Goshen Town Hall. Ms. Malanca also updated the Commission on the status of field expansion work at Antolini School and interest in amending regulations to allow for age-restricted housing.

6. CORRESPONDENCE:
No business was discussed.

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- 7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**
No business was discussed.

MOTION Mr. Stoutenberg, second Mr. Post, to adjourn at 7:15PM; unanimously approved.

Respectfully submitted,
Stacey M. Sefcik