

**PLANNING AND ZONING COMMISSION
REGULAR MEETING – MINUTES
WEDNESDAY, MAY 27, 2015 – 7:00PM
NEW HARTFORD TOWN HALL – 530 MAIN STREET**

PRESENT: Ted Stoutenberg, David Krimmel, Dan LaPlante (7:05PM), Bob Moore; Alternate(s) Peter Ventre, Martin Post (7:16PM) and Thomas McLoughlin; Zoning Enforcement Officer Steven Sadlowski.

ABSENT: James Steadman, Alternate Peter Ventre.

Chairman Ted Stoutenberg called the meeting to order at 7:01PM. All regular members present were seated for the meeting. Mr. Peter Ventre was seated for Mr. James Steadman and Mr. Thomas McLoughlin was initially seated for Mr. Dan LaPlante, but was later unseated as Mr. LaPlante arrived. The proceedings were recorded digitally and copies are available in the Land Use Office.

1. PUBLIC HEARINGS:

None.

2. PENDING APPLICATIONS:

None.

3. NEW APPLICATIONS:

A. J&S Enterprises, Inc. – Special Exception - Map 44A – Block 114 – Lot 002 – 443 Main Street - Rebuild existing gas station/Repair Facility to Gas Station with Convenience Store/Drive Thru.

MOTION: Mr. David Krimmel, Mr. Bob Moore second, **to set a public hearing for the next regular meeting of the Planning and Zoning Commission the matter of J&S Enterprises, Inc. – Special Exception - Map 44A – Block 114 – Lot 002 – 443 Main Street - Rebuild existing gas station/Repair Facility to Gas Station with Convenience Store/Drive Thru; unanimously approved.**

Mr. Stoutenberg noted that he will not be at the first regular meeting in June, 2015.

4. APPROVAL OF MINUTES: May 13, 2015.

No action taken.

5. ZONING ENFORCEMENT OFFICER'S REPORT:

Mr. Sadlowski provided commissioners with a copy of the section from the Zoning Regulations pertaining to animals and the chart of numbers allowed each dwelling. Mr. Sadlowski sought the interpretation from the commission regarding the numbers. Mr. LaPlante addressed the scenarios that might arise from subsistence agriculture and how the numbers may be interpreted. It was agreed that this regulation should be revisited at a later time for possible revisions if deemed appropriate.

6. CORRESPONDENCE

Selectman Alesia Kennerson addressed the commission on behalf of First Selectman Dan Jerram and read aloud a correspondence from Mr. Jerram to commissioners regarding 1550 Litchfield Turnpike, a five acre property he noted as a tax delinquent, deed restricted, preserved parcel on the northern side of Route 202. His letter reported that the owners are offering up the piece to the town in lieu of taxes. His letter further explained that the property did not meet the \$20,000 threshold for tax foreclosure and reported the owner's declaration that they will not be paying taxes going forward. His correspondence reported that the owner is offering the parcel as open space and that the selectmen have endorsed the idea of letting the matter come before voters at a town meeting. Ms. Kennerson noted that New Hartford Tax Collector Linda Sheffield endorses the acquisition. Ms. Kennerson also relayed the opinion of the town attorney that the present owner of said piece bear the cost of a survey and environmental review study. Ms. Kennerson read aloud a correspondence from Ms. Sheffield lending her support, but noting her recommendation for a title search to be certain of liens and encumbrances.

MOTION: Mr. Stoutenberg, Mr. Steadman second, **that pursuant to 8-24, we recommend that the town of New Hartford accept the land at 1550 Litchfield Turnpike, Map 002, Block 900, Lot 8-9 providing a title search shows that there are no liens levied on the piece other than the town and fire district tax liens; unanimously approved.**

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION

A. Discuss Plan of Conservation Draft.

Mr. Sadlowski referred commissioners to the draft that has been compiled and reported that it has been sent out to Mr. Glenn Chalder of Planimetrics for review and comments. Mr. Moore inquired as to whether Mr. Chalder was also working on the Implementation Plan, too. Mr. Sadlowski reported that Mr. Chalder will be providing a separate document for review as an Implementation Plan. Mr. Sadlowski noted Mr. Stoutenberg's observation that the draft of POCD is lacking regarding the fire department and board of education. He noted that those groups have not submitted any comments.

Mr. Stoutenberg noted that the next regular meeting in June would be the opportunity to review the draft with Mr. Chalder's comments and suggestions. Mr. Krimmel mentioned that he did see some conflicting comments and figures but would hold off discussion until the POCD gets returned in June. Ms. Jean Cronauer addressed the Planning and Zoning Commission on behalf of the conservation groups to thank them for the opportunity to contribute to the POCD and noted the very good sense of partnership it fostered. Mr. Krimmel praised the groups for their volunteer efforts with the plan.

B. Discuss Incentive Housing Grant.

Mr. Sadlowski explained and discussed the Incentive Housing Zone Grant. Selectman Jack Casey was among the public attending the meeting and inquired whether or not a developer has the potential to receive grant money from this program when creating Affordable Housing. Mr. Sadlowski responded that while there are many grants available to a developer undertaking Affordable Housing, this particular grant that was awarded to the town of New Hartford is not one of them. He reminded the group that the grant awarded to the town was \$20,000. Discussion followed regarding the best options for utilizing this grant in the consideration of creating an Incentive Zone. Mr. Stoutenberg suggested that Mr. Sadlowski put together an RFP (request for proposal) in hopes of retaining a consultant. Mr. Casey questioned whether a property is indeed designated as falling within an incentive housing zone, it does not restrict other uses for the parcel. Mr. Sadlowski confirmed that it does not change its primary zone and that an Incentive Housing Zone functions as an overlay.

C. 1550 Litchfield Turnpike.

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D. Two Ninety (90) Day Extensions to Filing Mylars: LePore Subdivision

Mr. Sadlowski explained that the Connecticut General Statutes provides that developers must file within the town clerk the mylars within ninety (90) days of the approval of a subdivision. He noted that confusion may have arisen in ownership of the subdivision as it was originally owned, and approval granted, to a previous owner who might have received notification rather than the current owners.

MOTION: Mr. Steadman, Mr. Moore second, **to grant two 90 day extensions to file the mylars on the LePore and Sons, LLC subdivision a.k.a. the Castellani Family Real Estate subdivision on Ramstein Road; unanimously approved.**

MOTION: Mr. Steadman, Mr. LaPlante second, **to adjourn at 8:00PM; unanimously approved.**

Respectfully submitted,

**Pamela Colombie
Recording Secretary**