

**PLANNING AND ZONING COMMISSION
REGULAR MEETING - MINUTES
WEDNESDAY, SEPTEMBER 9, 2015 – 7:00PM
NEW HARTFORD TOWN HALL – 530 MAIN STREET**

PRESENT: Ted Stoutenberg, James Steadman, Dan LaPlante (7:15PM), Bob Moore, Alternates Martin Post and Thomas McLoughlin; Zoning Enforcement Officer Steven Sadlowski.

ABSENT: Alternate Peter Ventre.

Chairman Ted Stoutenberg called the meeting to order at 7:00PM. All regular members present were seated for the meeting. Additionally, Mr. Martin Post was seated for Mr. Dan LaPlante, until his arrival. The proceedings were recorded digitally and copies are available in the Land Use Office.

1. PUBLIC HEARINGS:

A. Mariette E. Jahne – Subdivision Application – Map 031 – Block 041 – Lots 1&1A – 15 Highland Avenue – 2 Lot Subdivision.

The legal notice for the public hearing was read into the record and was indicated as having run two times in The Hartford Courant on August 27, 2015 and September 3, 2015. Mr. Sadlowski acknowledged receipt that all abutting neighbors to the subject property received notice of the public hearing regarding this application.

Mr. Bob Jahne, husband of the applicant, appeared before the commission and spoke on this application. He noted that he built this house for his mother-in-law in 1978 or 1979, where she had resided ever since up until her death about eighteen months ago. He noted that through a mortgage transaction about fifteen years ago, it was discovered that another piece had been sold off resulting in this subdivision not being a free cut. Mr. Sadlowski noted that his office has not received the requisite correspondence from the Farmington Valley Health Department confirming the existence of an adequate septic system reserve area. Mr. Jahne noted that the land surveyor he has contracted to set the pins for the boundary locations has contacted the office but that the sanitarians were not in the office.

Mr. Jim Steadman inquired about the property line configuration and whether this application has gone before the Inland Wetlands Commission. Mr. Sadlowski reported that the Inland Wetlands Commission had determined that no permit was required because no work was being done at this location.

Mr. Randy Hebb reported that he is the buyer that has entered into a purchase contract for this residence and spoke in favor of the approval of this application.

MOTION: Mr. Martin Post, Mr. Bob Moore second, **to close the public hearing in the application of Mariette E. Jahne – Subdivision Application – Map 031 – Block 041 – Lots 1&1A – 15 Highland Avenue – 2 Lot Subdivision; unanimously approved.**

B. Joshua Steeves/Applicant – Allan Albert Steeves/Owner – Special Exception – Map 007 – Block 023 - Lot 012 – 1318 Litchfield Turnpike – Open a Home Based Gunsmithing Business.

The legal notice for the public hearing was read into the record and was indicated as having run two times in The Hartford Courant on August 27, 2015 and September 3, 2015. The hearing was opened in this application.

MOTION: Mr. Steadman, Mr. David Krimmel second, **to continue the public hearing in the matter of Joshua Steeves/Applicant – Allan Albert Steeves/Owner – Special Exception – Map 007 – Block 023 - Lot 012 – 1318 Litchfield Turnpike – Open a Home Based Gunsmithing Business; unanimously approved.**

2. PENDING APPLICATIONS:

A. Mariette E. Jahne – Subdivision Application – Map 031 – Block 041 – Lots 1&1A – 15 Highland Avenue – 2 Lot Subdivision.

MOTION: Mr. Post, Mr. Moore second, to approve the application in the matter of Mariette E. Jahne – Subdivision Application – Map 031 – Block 041 – Lots 1&1A – 15 Highland Avenue – 2 Lot Subdivision subject to the following conditions: 1. This application for subdivision is approved as it meets our subdivision and zoning regulations. Since no work is being completed, no bonds are required. 2. The application is approved as per the submitted plan entitled, “Subdivision Plan prepared for Mariette E. Jahne 15 Highland Avenue” by Denno Land Surveying dated 07/25/15 – One Sheet. 3. No approval letter from the Farmington Valley Health District is included in this application and is a requirement for approval. However, the applicant has shown that there is a high likelihood of approval by the Health Department and that one shall be received shortly. Therefore, we condition this approval on the receipt of this approval letter. No mylar shall be signed until such a letter is received and accepted by the Land Use Office; unanimously approved.

Mr. Dan LaPlante took his seat at this point in the meeting, replacing his alternate, Mr. Post.

B. Joshua Steeves/Applicant – Allan Albert Steeves/Owner – Special Exception – Map 007 – Block 023 - Lot 012 – 1318 Litchfield Turnpike – Open a Home Based Gunsmithing Business.

3. NEW APPLICATIONS:

A. Greg McGinn/Applicant – Judith T. McGinn/Owner & William C. & Diane D. Gjede/Owner – Subdivision Site Plan Modification - Map 030 Block 013 – Lot 25B-2, 41 Henderson Road – Map 030 – Block 013 – Lot 25B-3, 49 Henderson Road – Map 030 – Block 013 - Lot 25B-4, 57 Henderson Road – Adjust Property Lines.

Mr. Greg McGinn appeared before the commission explaining that he is seeking a modification of a previously approved subdivision and is seeking to make a few boundary line revisions. This included adding area to the land owned by the Gjedes. Mr. Sadlowski noted that the lots remain in conformance with zoning regulations in terms of frontage requirements and septic system locations.

MOTION: Mr. Stoutenberg, Mr. Krimmel second, to approve the application in the matter of **Greg McGinn/Applicant – Judith T. McGinn/Owner & William C. & Diane D. Gjede/Owner – Subdivision Site Plan Modification - Map 030 Block 013 – Lot 25B-2, 41 Henderson Road – Map 030 – Block 013 – Lot 25B-3, 49 Henderson Road – Map 030 – Block 013 - Lot 25B-4, 57 Henderson Road – Adjust Property Lines** subject to the following conditions: 1. That the subdivision entitled Henderson Ridge approved on or about 04/16/2003, have the lot lines modified as per the submitted plans entitled, “Property Survey, Map Showing Revisions to lot lines Lot 25B-2 Owned by William C. Gjede and Diane D. Gjede and lots 25B-3 & 25B-4 owned by Judith McGinn Henderson Road” by Robert Green Associates LLC dated September 2, 2015. 2. No other changes to the plan are authorized.

MOTION: Mr. Moore, Mr. Steadman second, to amend the agenda to add Item #3B. **John Wabrek, New Hartford Fire Department/New Hartford Industrial Park – Car Show; unanimously approved.**

B. John Wabrek, New Hartford Fire Department/New Hartford Industrial Park – Car Show

Deputy Fire Chief John Wabrek appeared before the commission, explaining that the fire department’s annual fundraiser of a car show has typically been held at 283 Main Street, the site of the former Waring Building. He noted that there was reluctance to have the show at this location by some of the new owners. Therefore, as Mr. Wabrek explained, Mr. Hurley was approached and it was agreed to relocate the one day car show to his field.

MOTION: Mr. Krimmel, Mr. Steadman second, **to approve the car show for the New Hartford Fire Department for the first Sunday in October for this year only at the Hurley location; unanimously approved.**

4. APPROVAL OF MINUTES: August 12, 2015

MOTION: Mr. Steadman, Mr. Moore second, **to approve the August 12, 2015 Minutes; unanimously approved.**

5. ZONING ENFORCEMENT OFFICER'S REPORT:

Mr. Sadlowski reported that the Mobil station is continuing to move forward and that he is aware that they are working with the state Department of Transportation to secure the necessary permits. He also noted that the subdivision work on Ramstein Road is beginning to get underway as the erosion/sediment control bonds have been secured.

6. CORRESPONDENCE:

No business was discussed.

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Plan of Conservation and Development

Mr. Krimmel acknowledged all the participants that helped put the plan together particularly the efforts of Mr. Sadlowski in taking all the comments from the contributing groups, incorporating them into the plan and his many, many edits of the plan.

MOTION: Mr. Stoutenberg, Mr. Krimmel second, **to adopt the 2015 Plan of Conservation and Development with an effective date of October 15, 2015; unanimously approved.**

MOTION: Mr. Steadman, Mr. LaPlante second, **to adjourn at 7:34PM; unanimously approved.**

Respectfully submitted,

**Pamela Colombie
Recording Secretary**