

**PLANNING AND ZONING COMMISSION
REGULAR MEETING - MINUTES
WEDNESDAY, OCTOBER 14, 2015 – 7:00PM
NEW HARTFORD TOWN HALL – 530 MAIN STREET**

PRESENT: Ted Stoutenberg, David Krimmel, James Steadman, Bob Moore, Alternates Peter Ventre and Thomas McLoughlin; Zoning Enforcement Officer Steven Sadlowski.

ABSENT: Martin Post.

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

1. PUBLIC HEARINGS:

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

Mr. Joshua Steeves appeared before the commission on his own behalf to address this application. He noted that his plans for a gunsmithing business are to include basic cleanings and repairs out of his home's basement. He testified that he would not be buying or selling firearms off the property. He noted it would likely include things such as repairing a broken sight, trigger work, cleaning, and restorations of people's personal firearms. Additionally, he noted that he would be the only employee at this business and it would consist of mostly side work performed done during the evenings and on weekends. Mr. James Steadman had inquired whether the applicant would be firing any weapons at this location. Mr. Steeves assured the commission that he would not. It was deemed that traffic will not be a concern as Mr. Steeves commented that he did not foresee more than one or two cars at a time. Mr. Steeves requested that a sign be permitted, too.

Mr. John Casey of 446 Cedar Lane spoke in favor of the application.

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

MOTION: Mr. Steadman, Mr. Krimmel second, **to approve the application 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 and to allow a sign for said business that conforms with the Zoning Regulations; unanimously approved.**

3. NEW APPLICATIONS:

A. EMB Realty LLC & John & Linda S. Casey/Applicant – EMB Realty LLC/Owner – Site Plan Approval – Map 044 – Block 137 – Lot 20A – 170 Main Street – Storage Building.

It was determined that approval had been previously granted on this storage building back in 2013. Mr. John Casey was present on behalf of the applicant and participated in dialogue regarding this application. Mr. Krimmel noted that it is his hope that this storage building gets built in accordance with the comments put forth by the Architectural Review Board recently. Mr. Casey noted that he intends to.

4. APPROVAL OF MINUTES: September 23, 2015

MOTION: Mr. Steadman, Mr. Bob Moore second, **to approve the September 23, 2015 Minutes; unanimously approved.**

5. ZONING ENFORCEMENT OFFICER'S REPORT:

No business discussed.

6. CORRESPONDENCE:

No business discussed.

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Lepore and Sons LLC – Request for 90 day Extension to File the Mylars for the Re-Subdivision of Evergreen Crossing That Was Approved in July, 2015.

Mr. Sadlowski noted that two ninety day extensions could be granted and this is the first extension request received. Mr. Stoutenberg noted that the applicant needs to definitely contact the Town Engineer and see to it that said engineer is observing the work as it is being completed and confirm that it is being built to town standards. Otherwise, the road will not be approved as a town road later on, according to Mr. Stoutenberg. He requested that Mr. Sadlowski strongly communicate this message to both the applicant and the office of the First Selectman.

MOTION: Mr. Stoutenberg, Mr. Steadman second, **to grant a ninety (90) day extension to Lepore and Sons, LLC to file the mylars for the re-subdivision of Evergreen Crossing that was approved in July, 2015; unanimously approved.**

MOTION: Mr. Steadman, Mr. Kimmel second, **to add to the Agenda as Item 7B. Discussion of Opening on Architectural Review Committee; unanimously approved.**

B. Discussion of Opening on Architectural Review Committee.

Mr. Stoutenberg reported that Ms. Anne Hall has resigned from the Architectural Review Committee.

MOTION: Mr. Kimmel, Mr. Steadman second, **to nominate Mike Devins to replace Anne Hall on the Architectural Review Committee; unanimously approved.**

MOTION: Mr. Steadman, Mr. Moore second, **to adjourn at 7:33PM; unanimously approved.**

Respectfully submitted,

Pamela Colombie
Recording Secretary