

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING - MINUTES  
TUESDAY, NOVEMBER 10, 2015 – 7:00PM  
NEW HARTFORD TOWN HALL – 530 MAIN STREET**

**PRESENT:** Ted Stoutenberg, Bob Moore, Dan LaPlante, Alternates Martin Post; Zoning Enforcement Officer Steven Sadlowski.

**ABSENT:** David Krimmel, James Steadman, Peter Ventre, and Thomas McLoughlin.

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

**1. PUBLIC HEARINGS:**

**A. Prescott Musler/Applicant – Kathleen F. & Prescott J. Musler/Owners – Special Exception – Map 001 Block 001 – Lot 2B-4 – 135 Whitbeck Road – Home Occupation, Building Custom Furniture.**

Zoning Enforcement Officer Steven Sadlowski read the legal notice for the public hearing into the record, noting that it was advertised in The Hartford Courant on October 28, 2015 and November 4, 2015.

This public hearing was continued to the next regularly scheduled meeting in December.

**B. Robert G. Manion/Applicant – Robert G. Manion Jr. & Robert G. Manion Sr./Owners – Special Exception – Map 028 – Block 009 – Lot 035 – 625 Litchfield Tpke. – Accessory Dwelling Unit.**

Zoning Enforcement Officer Steven Sadlowski read the legal notice for the public hearing into the record, noting that it was advertised in The Hartford Courant on October 28, 2015 and November 4, 2015. Confirmation of notice of the public hearing to the abutting property owners was received.

Mr. Robert G. Manion, Jr. appeared before the commission to address this application. Mr. Manion explained that he is seeking to construct an addition to his home to accommodate his aging father. He provided commissioners with a drawing depicting the site including the location of where the expansion of the home is proposed. Commissioners questioned the total square footage of the addition. It was determined the proposal would work out to be an addition of 380 square feet, which would fall outside the restrictions put forth in the zoning regulations. Mr. Manion confirmed that he had the okay from Farmington Valley Health District regarding the proposed addition.

**MOTION:** Mr. Bob Moore, Mr. Post second, **to close the public hearing in the matter of Robert G. Manion/Applicant – Robert G. Manion Jr. & Robert G. Manion Sr./Owners – Special Exception – Map 028 – Block 009 – Lot 035 – 625 Litchfield Tpke. – Accessory Dwelling Unit; unanimously approved.**

**2. PENDING APPLICATIONS:**

**A. Prescott Musler/Applicant – Kathleen F. & Prescott J. Musler/Owners – Special Exception – Map 001 Block 001 – Lot 2B-4 – 135 Whitbeck Road – Home Occupation, Building Custom Furniture.**

**MOTION:** Mr. Stoutenberg, Mr. Post second, **to continue the application of Prescott Musler/Applicant – Kathleen F. & Prescott J. Musler/Owners – Special Exception – Map 001 Block 001 – Lot 2B-4 – 135 Whitbeck Road – Home Occupation, Building Custom Furniture; unanimously approved.**

**B. Robert G. Manion/Applicant – Robert G. Manion Jr. & Robert G. Manion Sr./Owners – Special Exception – Map 028 – Block 009 – Lot 035 – 625 Litchfield Tpke. – Accessory Dwelling Unit.**

Mr. Moore commented that while commissioners are familiar with this location, he would like to see setbacks actually depicted on site plan renderings when presented with applications. Mr. Post agreed.

**MOTION:** Mr. Post , Mr. Dan LaPlante second, **to approve the application in the matter of Robert G. Manion/Applicant – Robert G. Manion Jr. & Robert G. Manion Sr./Owners – Special Exception – Map 028 – Block 009 – Lot 035 – 625 Litchfield Tpke. – Accessory Dwelling Unit; unanimously approved.**

**3. NEW APPLICATIONS: NONE.**

**4. APPROVAL OF MINUTES: October 14, 2015**

**MOTION:** Mr. Stoutenberg, Mr. Moore second, **to approve the October 14, 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:**

Discussion occurred regarding applications having clear drawings or plans depicting what is being proposed and how they should reflect setbacks. Consensus of the commission was that applications need to include clear depictions of these elements.

**MOTION:** Mr. Stoutenberg, Mr. Post second, **to adjourn at 7:17PM; unanimously approved.**

**Respectfully submitted,**

**Pamela Colombie  
Recording Secretary**