

**New Hartford Planning and Zoning Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Wednesday, December 9, 2015 at 7:00 PM  
New Hartford Town Hall  
530 Main Street, New Hartford, Connecticut**

**PRESENT:** Chairman Ted Stoutenberg, Dave Krimmel, Dan LaPlante (7:21PM), Bob Moore, Jim Steadman, Alternates Tom McLoughlin and Peter Ventre, First Selectman Dan Jerram, Zoning Enforcement Officer Steven Sadlowski.

**ABSENT:** Marty Post.

Chairman Ted Stoutenberg called the meeting to order at 7:00PM. The entire proceedings were recorded digitally and are available in the Town Hall. Mr. Ventre was seated for Mr. LaPlante.

**1. PUBLIC HEARINGS: 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. Confirmation that abutting property owners were noticed on the public hearing was received.

Mr. Prescott J. Musler appeared before the commission on this matter and described his plans for his home occupation, building custom furniture. He noted that he intends to work out of his six hundred square foot garage, building commissioned pieces. Mr. Musler noted that his home business will not employ any other employees. He also noted that he would not have a sign and merely intends to continue the work in the field that he has been working within.

Mr. David Krimmel noted that it pleases him to see individuals venture into new areas that allow them to help support their families and that this type of initiative is commendable.

**MOTION:** Mr. Jim Steadman, Mr. Krimmel second, **to close the public hearing in the matter 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.**

**2. PENDING APPLICATIONS: 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. Steadman, Mr. Moore second, **to approve the application in the matter 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.**

**3. NEW APPLICATIONS: NONE**

**4. APPROVAL OF 2016 MEETING SCHEDULE:**

**MOTION:** Mr. Krimmel, Mr. Steadman second, **to approve the 2016 Meeting Schedule as presented; unanimously approved.**

**5. APPROVAL OF MINUTES: NOVEMBER 10, 2015**

**MOTION:** Mr. Moore, Mr. Steadman second, **to approve the November 10, 2015 Minutes; unanimously approved.**

**6. ZONING ENFORCEMENT OFFICER'S REPORT:**

None.

**7. CORRESPONDENCE:**

None.

**8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION**

**A. Request for consideration in accordance with Section 8-24 of the CT General Statutes – an Easement between the Town of New Hartford and Carver Properties LLC – Map 36B – Block 119 Lot 001 – 8 Bridge Street for the purpose of installation of a drainage pipe.**

First Selectman Dan Jerram explained to the group of middle schoolers present, attending as part of a social studies class, the gist of Section 8-24 of the Connecticut General Statutes. He noted that this application is regarding a property in the Center Village District, which has a dry well presently. He explained that the owner would like to tie in to one of the catch basins but needs an easement of approximately a ten foot wide strip. Mr. Jerram reported that Attorney Mark Branse has reviewed the easement drafted by the applicant's attorney and has made sure that protective language is included that would allow for the town to relocate the pipe should a need to do so ever arises.

**MOTION:** Mr. Krimmel, Mr. Steadman second, **to approve the request for consideration in accordance with Section 8-24 of the Connecticut General Statutes and recommend to the town the granting of an easement between the Town of New Hartford and Carver Properties LLC – Map 36B – Block 119 - Lot 001 – 8 Bridge Street for the purpose of installation of a drainage pipe; unanimously approved.**

**B. Request for consideration in accordance with Section 8-24 of the CT General Statutes – an Easement over Maple Hollow Road between the Town of New Hartford and Peter J. & Sally M. O'Brien – Map 015 – Block 028 – Lot 021 – 121 Maple Hollow Road & Map 015 – Block 018 – Lot 23-1 – 130 Maple Hollow Road for the purpose of installation of a septic system.**

Mr. Jerram explained that the applicants have a failing septic system at their primary residence but also own vacant land across the street from this home. They have had a septic system designed but will need an easement from the town in order to lay the necessary pipes across the street.

**MOTION:** Mr. Moore, Mr. Steadman second, **to approve the request for consideration in accordance with Section 8-24 of the Connecticut General Statutes and recommend to the town the granting of an easement over Maple Hollow Road between the Town of New Hartford and Peter J. & Sally M. O'Brien – Map 015 – Block 028 – Lot 021 – 121 Maple Hollow Road & Map 015 – Block 018 – Lot 23-1 – 130 Maple Hollow Road for the purpose of installation of a septic system; unanimously approved.**

**MOTION:** Mr. Krimmel, Mr. Steadman second, **to adjourn at 7:25PM; unanimously approved.**

**Respectfully Submitted,**

**Pamela Colombie  
Recording Secretary**