

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, January 27, 2016 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman Ted Stoutenberg, Dan LaPlante, Bob Moore, Jim Steadman, Alternates Tom McLoughlin, Martin Post and Peter Ventre, First Selectman Dan Jerram, Zoning Enforcement Officer Steven Sadlowski.

ABSENT: Dave Krimmel.

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. Tom McLoughlin was seated for Mr. David Krimmel. At the request of Mr. Dan LaPlante, Mr. Peter Ventre was seated in his stead.

1. PUBLIC HEARINGS: None.

2. PENDING APPLICATIONS: None.

3. NEW APPLICATIONS:

A. Allan Borghesi, Borghesi Building & Engineering Inc. /Applicant – MBR Holding LLC/Owner – Site Plan Approval - Map 044 – Block 013 – Lot 020 – 183 Main Street – Construct a Mini Storage Facility.

Mr. Allan Borghesi, P.E., and Chairman of Borghesi Building & Engineering, appeared before the commission on this application. He noted that the applicants are proposing to construct five mini storage buildings as part of Phase I of their Site Plan. Mr. Borghesi referred commissioners to drawings depicting the size of these units, their position on the lot, and specifications on lighting and landscaping. He noted that the first building, serviced by six pass-ways and containing the sales office, is designed to be a climate controlled building, equipped with heating and air-conditioning.

Mr. Borghesi noted that the traffic drives between the buildings were designed to be twenty-five foot drives. He noted that the complex will be completely gated and will have lighting that is mounted on the building itself. Mr. Borghesi reported that the owners own the adjacent lot, which will house the detention and water treatment unit for the both properties. He noted that Lenard Engineering has provided a correspondence that this meets the standards.

Mr. Borghesi noted that the take-away from the Architectural Review Committee meeting that occurred the previous evening regarding this project was that the landscape design be modified to feature clusters of trees rather than trees in a straight line. Mr. Borghesi pointed out the locations of the trees that will be left, the locations of the new evergreen trees as well as the area that will house the septic system.

Mr. Borghesi opined that this is a project that will produce very little traffic. He noted that the buildings will feature masonry blocks down low and masonry vertical piers. He noted that the height of the buildings is approximately ten (10') feet and that the front building sits back at about sixty-five (65') feet from the road.

Mr. Borghesi reported that approval is still pending from both the Department of Transportation as well as Farmington Valley Health District.

Mr. Borghesi then reviewed the types of trees: two types of evergreens, Colorado Spruce and Serbian Spruce, which were staggered back and forth. He explained that throughout the complex will be Red Maples, Junipers, Crab Apples and Arborvitae.

Mr. Steadman questioned the maintenance of the landscaping. The owner responded that the shrubs and trees that have been installed for screening purposes over the years at their other site locations have never encountered a problem. He noted that annual maintenance is performed. Mr. Borghesi commented that there

should not be a problem with salt from snow treatment along Route 44 should not pose a problem as the trees will be far enough back. Mr. Sadlowski explained that because the trees are delineated on the plan, should a problem arise, the commission could require the owner to replace them.

Mr. Denton Butler provided a report from the Architectural Review Committee at the behest of Mr. Stoutenberg. Mr. Butler noted that the committee's concerns were the same as with the first parcel, in terms of the location serving as an entryway from east to west into New Hartford. He noted that it was their recommendation to use landscaping, the clusters of trees, to break up a plain looking façade.

Mr. Marty Post questioned how many bathrooms the facility will have. Mr. Borghesi noted that only one will serve the entire facility.

Mr. Stoutenberg noted receipt of a correspondence from town engineer, Roger Hurlbut, reporting that all of his storm water concerns have been satisfied.

Mr. Stoutenberg reminded Mr. Borghesi that during the approval process of the previous building, discussion had occurred regarding whether or not a cistern ought to be on site for fire protection, noting that Mr. Borghesi had indicated that this would be discussed during the approval of this second application. Mr. Borghesi noted that these buildings are not required to have sprinkler systems pursuant to the building code. He commented that this site is 500-600 feet from a fire hydrant. He noted that use of the garage bays for working on cars is strictly prohibited, that the facility will be manned with a staff person serving as security, and that the entire perimeter is fenced.

New Hartford Fire Rescue Chief Mark Worsman commented that he would like to see a cistern as part of the plan. He noted that should there be a fire at this location, traffic would have to be cut off on Route 44. He noted that he is an advocate for a cistern, and that at the very least, he would hope for knox boxes on all the gates. Mr. Steadman questioned how close this site is to the fire hydrant. Mr. Borghesi noted that it is closer than the Waring Building. Mr. Stoutenberg questioned whether there will be heat detection units or smoke detectors. The owner responded that there will be smoke detectors only in the climate controlled units. First Selectman Dan Jerram questioned whether there is video surveillance at this location. The owner responded that there is and it can be accessed remotely.

The berm in front of the location was discussed. It was noted that the berm that currently exists will be removed. Mr. Tom McLoughlin questioned the drainage at the location. Mr. Borghesi noted that the drainage does discharge into the Farmington River but will be no greater than what is already occurring.

Open Space Preservation Commission Chairman Jean Cronauer opined that it would be interesting if the Planning and Zoning Commission reviewed the 2015 Plan of Conservation and Development and what was proposed for this site and commented that she would like to see the commission work on a plan for this part of Route 44 as a gateway to New Hartford.

Mr. Moore questioned the maintenance of the detention pond. Mr. Sadlowski noted that the most recent revisions of the plans include a Maintenance Plan.

River Run Condominium Association President Steve Hanright questioned whether the current berm could remain, at the very least during the construction process. Mr. Stoutenberg responded that it could not stay permanently because of the septic design.

MOTION: Mr. Steadman, Mr. Peter Ventre second, **to approve the site Allan Borghesi, Borghesi Building & Engineering Inc. /Applicant – MBR Holding LLC/Owner – Site Plan Approval - Map 044 – Block 013 – Lot 020 – 183 Main Street – Construct a Mini Storage Facility, subject to the following conditions: 1.) that a knox box be installed at a location determined by the Fire Department, 2.) that the approval be**

obtained from the Department of Transportation for the driveway cut and the proposed drainage plan, and 3.) that the septic system is approved by the Farmington Valley Health District; Motion passed with Mr. Steadman, Mr. Ventre, Mr. McLoughlin, and Mr. Stoutenberg voting aye while Mr. Moore abstained.

4. APPROVAL OF MINUTES – JANUARY 13, 2016:

MOTION: Mr. Post, Mr. Steadman second, to approve the January 13, 2016 Minutes; unanimously approved.

5. ZONING ENFORCEMENT OFFICER'S REPORT:

No business discussed.

6. CORRESPONDENCE:

No business discussed.

7. OTHER BUSINESS TO COME BEFORE THE COMMISSION:

Discussion among the commissioners occurred regarding a recent vote on an ordinance at a town meeting. Mr. LaPlante also strongly advocated for house numbers to be depicted on residences for emergency purposes. Mr. Butler commented on setback requirements in terms of non-conforming uses. Mr. Stoutenberg noted that he would like to review the changes to the Zoning Regulations in depth.

A. Discussion of Suggested Regulation Changes.

No business discussed.

MOTION: Mr. Steadman, Mr. McLaughlin second, to adjourn at 8:40PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Clerk