

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, February 10, 2016 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

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

ABSENT: Tom McLoughlin.

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. Stoutenberg read aloud an email he received on February 10, 2016 from the commission's attorney, Mark Branse, confirming the substance of an earlier phone call with the First Selectman's Administrative Assistant, Christine Hayward. In this email, Attorney Branse confirmed as acceptable the practice of Mr. Dan LaPlante prudently recusing himself from all votes at Planning and Zoning Commission meetings to avoid procedural challenges while the issue regarding dual service as detailed through Connecticut General Statutes Section 7-421 is being addressed through a still-pending ordinance drafted by the Board of Selectman. Mr. Martin Post was seated for Mr. LaPlante.

1. PUBLIC HEARINGS: None.

2. PENDING APPLICATIONS: None.

3. NEW APPLICATIONS:

A. Chris Sayer/Applicant – PNL Nutmeg LLC/Owner – Special Exception – Map 044 – Block 013 – Lot 17A – 283 Main Street – Brewery and Tap Room.

MOTION: Mr. Dave Krimmel, Mr. Jim Steadman second, **to accept the application of Chris Sayer/Applicant – PNL Nutmeg LLC/Owner – Special Exception – Map 044 – Block 013 – Lot 17A – 283 Main Street – Brewery and Tap Room and schedule a public hearing for the next regularly scheduled meeting; unanimously approved.**

4. APPROVAL OF MINUTES – JANUARY 27, 2016:

MOTION: Mr. Steadman, Mr. Moore second, **to approve the January 27, 2016 Minutes; unanimously approved.**

5. ZONING ENFORCEMENT OFFICER'S REPORT:

No business discussed.

6. CORRESPONDENCE:

Beyond the discussion of emails from Attorney Branse and Attorney Elizabeth Heinz of Branse & Willis, no other correspondence was discussed.

7. OTHER BUSINESS TO COME BEFORE THE COMMISSION:

Mr. Stoutenberg modified the order of these two agenda items, addressing the vacancies on the Architectural Review Committee prior to the review of suggested regulation changes.

A. Vacancies on Architectural Review Committee.

MOTION: Mr. Stoutenberg, Mr. Post second, **to reappoint Denton Butler and Mike Misiorski to continue to serve on the Architectural Review Committee; unanimously approved.**

Mr. Stoutenberg reminded commissioners that Town Clerk Donna LaPlante had resigned her position with the Architectural Review Committee to avoid any possible conflicts as a result of Connecticut General Statutes Section 7-421 but had noted that she would like to continue on this committee if possible. Mr. Stoutenberg then shared an email from Attorney Heinz. Attorney Heinz opined that as long as the committee only functions as an advisory group and not as a regulatory group, it would be acceptable for Ms. LaPlante to serve in both capacities.

MOTION: Mr. Stoutenberg, Mr. Post second, **to reappoint Donna LaPlante to fill out the remainder of her term with the Architectural Review Committee; unanimously approved.**

B. Review of Suggested Regulation Changes.

Commissioners discussed and reviewed suggested regulation changes. Among changes discussed were: allowing factory stores within manufacturers, kennel/animal rescue changes, front yard setback requirements relative to interior lots, and side yard setbacks relative to pools, generators, a/c units, etc. Commissioners also reviewed: housing setback requirements for livestock, additional definitions for schools, and mixed use in commercial and business zones. Whether to allow outdoor dining through a site plan review or through a special exception was also considered. Attorney Heinz's comments, provided as a result of her review, regarding signs was noted. Mr. Kimmel noted that part of the initiatives of the Economic Development Commission to promote New Hartford is to do so through the use of signs. Mr. Sadlowski reported that there is a provision that the Town is exempt from this type of regulation.

As the commission went along in their review, typographical errors were noted.

Mr. Stoutenberg reminded commissioners of the Board of Selectman's Round Table Discussion planned for Thursday, February 18, 2016 at 7:00PM. He reported that he plans to bring up for discussion the fact that the commission is still without a full time zoning enforcement officer.

Mr. Kimmel suggested that the chairman and vice chairman review the Plan of Conservation and Development, the Implementation Plan, pick one of the items they deem are most important, and allow it to serve as the focus of the agenda of the commission for the next twelve to eighteen months. Mr. Moore concurred, noting that other commissions, such as the Economic Development Commission, be brought in to collaborate and accomplish these goals and tasks.

MOTION: Mr. Post, Mr. Moore second, **to adjourn at 8:25PM; unanimously approved.**

Respectfully submitted,

**Pamela A. Colombie
Recording Clerk**