

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, March 9, 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, Alternate Tom McLoughlin, Zoning Enforcement Officer Ruth Mulcahy and Steven Sadlowski.

ABSENT: David Krimmel, Alternates Martin Post and Peter Ventre.

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 noted the recent hire of Ms. Ruth Mulcahy as Zoning Enforcement Officer. First Selectman Dan Jerram was present briefly to welcome Ms. Mulcahy and to share with commissioners that the Board of Selectmen is continuing to pursue the modification of the ordinance that will allow Mr. Dan LaPlante to return to voting on applications. As New Hartford's Animal Control Officer, Mr. LaPlante has been 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. Mr. Tom McLoughlin was seated for Mr. LaPlante.

1. PUBLIC HEARINGS:

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

The legal notice for the public hearing was read into the record and was indicated as having run the requisite two times, on February 26, 2016 and March 4, 2016, in The Hartford Courant within the required statutory time. Proof of notice to abutting neighbors was verified.

Mr. Chris Sayer appeared before the commission to describe his plans behind opening a new business, a brewery and tap room, in the old Waring building located at 283 Main Street. Mr. Sayer explained that the building has public water and public sewer. Mr. Sayer noted that customers can sample beer there and may purchase groliers, which are glass containers filled with beer. He explained the progress his company is making in terms of obtaining state and federal licensing. Mr. Sayer also noted that there is ample parking at this location.

Mr. Stoutenberg questioned how shipments will be received. Mr. Sayer explained that there will be a twelve-foot door installed on the side of the building. Mr. Stoutenberg explained the restrictions imposed as a result of the landlord's recent application regarding signage at this location.

Mr. Jim Steadman asked about the seating capacity at this location. Mr. Sayer noted that the space can have up to fifty (50) people. Mr. Stoutenberg questioned whether the applicant had plans to serve food. He indicated that they do not.

Mr. Jerram spoke in favor of this application, noting that the applicant has been diligent in doing his research in finding just the right location for this business.

MOTION: Mr. Steadman, Mr. Thomas McLoughlin second, **to close the public hearing in the matter of Chris Sayer/Applicant – PNL Nutmeg LLC/Owner – Special Exception – Map 044**

– Block 013 – Lot 17A – 283 Main Street – Brewery and Tap Room; unanimously approved.

2. PENDING 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. Steadman, Mr. Moore second, **to approve the application in the matter of Chris Sayer/Applicant – PNL Nutmeg LLC/Owner – Special Exception – Map 044 – Block 013 – Lot 17A – 283 Main Street – Brewery and Tap Room subject to all standard conditions as well as the condition that any signage off the building be on the pylon sign previously approved; unanimously approved.**

3. NEW APPLICATIONS: NONE

4. APPROVAL OF MINUTES: FEBRUARY 10, 2016

MOTION: Mr. Steadman, Mr. Moore second, **to approve the February 10, 2016 Minutes; unanimously approved.**

5. ZONING ENFORCEMENT OFFICER'S REPORT:

No business was discussed.

6. CORRESPONDENCE:

No business was discussed.

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Welcome and officially appoint Ruth Mulcahy as Certified Zoning Enforcement Officer.

Mr. Stoutenberg explained that with the recent hire of Ms. Mulcahy, it is appropriate for the commission to formally appoint her as the town's certified zoning enforcement officer.

MOTION: Mr. Stoutenberg, Mr. McLoughlin second, **to appoint Ruth Mulcahy as Certified Zoning Enforcement Officer; unanimously approved.**

B. Fill the vacancy for alternate on the Design Review Committee.

Mr. Stoutenberg reported that a landscape architect, Gwendolyn Ashbaugh, has expressed interest in becoming an alternate on the Design Review Committee and passed around a copy of her resume for the commission's review.

MOTION: Mr. Stoutenberg, Mr. Steadman second, **to appoint Gwendolyn Ashbaugh as an alternate on the Design Review Committee; unanimously approved.**

C. Review of the meeting of the boards and commissions and talk about establishing a Plan of Conservation and Development Implementation Committee.

The commission briefly discussed the Roundtable Discussion the Board of Selectmen held on February 18, 2016 wherein land use boards and commission converged for an evening of dinner and discussion. Mr. Stoutenberg noted that discussion had occurred regarding water quality concerns at West Hill Lake and the mention of sewerage that area. He noted that this alone might not relieve pollution concerns as he opined that runoff containing lawn fertilizer may be a culprit to compromised water quality.

With regards to the development of an Implementation Committee, a recommendation stemming from the recent revisions made to the Plan of Conservation and Development (POCD), Mr. Stoutenberg reported having a recent discussion with Mr. Jerram. He noted that

Mr. Jerram suggested that the pair serve as co-chairmen of this Implementation Committee. Consensus of the commission was to keep this committee relatively small, comprised of five or so individuals working off the priorities put forth in the POCD.

D. Review of the policy for appointing alternates to sit for commission members.

Mr. Stoutenberg reported that he sought legal advice regarding the practice of appointing alternates to sit for commission members. He noted that the attorney indicated that the person who is either recusing himself or will not be present for a meeting should not be the one choosing the alternate. Instead, the chairman should continue to rotate the alternates, Mr. Stoutenberg reported.

E. Continue discussion of changes to the Zoning Regulations.

Mr. Stoutenberg recommended moving forward with the regulations that commissioners had previously reviewed and revised: Front Yard Setbacks, Lock Box, Animal Rescue, and Allowing Retail Space within Manufacturing Area.

MOTION: Mr. Steadman, Mr. Moore second, **to set down for public hearing Front Yard Setbacks, Lock Box, Animal Rescue, and Allowing Retail Space within Manufacturing Area zoning regulations at the first regular meeting in May, 2016; unanimously approved.**

MOTION: Mr. Steadman, Mr. Moore second, **to adjourn at 7:54PM; unanimously approved.**

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**