

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, May 11, 2016 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman Ted Stoutenberg, David Krimmel, Dan LaPlante, Bob Moore, Alternates Tom McLoughlin and Martin Post, Zoning Enforcement Officer Ruth Mulcahy.

ABSENT: Jim Steadman 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. McLoughlin was seated for Mr. LaPlante and Mr. Post was seated for Mr. Steadman.

1. PUBLIC HEARINGS:

None.

2. PENDING APPLICATIONS:

None.

3. NEW APPLICATIONS:

None.

Mr. Stoutenberg moved the agenda item regarding Mr. Alan Borghesi's development located at 183 Main Street involving discussion of possible site plan modification request.

A. Alan R. Borghesi – 183 Main Street – Discussion of Possible Site Plan Modification Request.

Mr. Alan Borghesi appeared before the Commission to discuss 183 Main Street along with his client for this location, Mr. Michael Ferri. He then distributed drawings that show plantings and noted that there is a reason why islands within the parking lot as depicted on the drawings have not been installed yet. Mr. Borghesi explained that due to the building code, every single doorway has a very limited slope to it. He noted that he and Mr. Ferri realized that if the islands were to be installed and ice or snow were to get in them, water would flow toward the building.

Mr. Ferri noted that the salt and sand that would be used in the winter would likely kill whatever plantings would be located within these islands. Additionally, he opined that the heat in the summertime would also likely kill the plants. He explained that he had requested that Mr. Borghesi to keep the parking lot as it is presently and put the plantings somewhere else on the property. Mr. Borghesi then distributed several pictures for commissioners to review of the site currently showing some of the plantings that were installed within the last couple of days. Mr. Borghesi proposed not reducing the number of plants and shrubs but instead to strategically relocate them.

In response to a question from Mr. McLoughlin about the noted pitch of the parking lot, Mr. Borghesi noted that he did not recognize this problem until recently.

Mr. Stoutenberg noted that the town has a regulation and noted it reads, "...Landscaped areas shall be provided in Parking Areas, distributed among end islands, interior islands and planting strips; there shall be allocated at least twenty (20) square feet of net planting per Parking Space. Shade trees shall be provided at a rate of one (1) per six (6) cars". Mr. Stoutenberg explained that the purpose of having these islands is to break up the parking areas and that this regulation cannot be waived. He explained that doing without the curbing on the islands is a possibility.

Mr. Denton Butler, of the Architectural Review Committee, addressed the spirit of the conversations that had occurred regarding this project and conveyed his disappointment with what work has occurred thus far in terms of the landscaping. He noted that the height, size and undulation of the plantings were supposed to be varied along the southern exposure of the building to break up the lines. Mr. Butler noted that as this is the result of the first project of this development, he has concern with subsequent projects. Mr. Borghesi responded by noting that nothing has gone by and that the contracted paver, who performed this paving work, likes to pave the whole lot and then cut in the islands.

Ms. Donna LaPlante, of the Architecture Review Committee, reviewed the intent of her group and characterized it as unfortunate that the work has missed the mark of what the group had requested. She noted that she had the opportunity to drive past this development and that it is unfortunate that the sidewalk is so close to the building. Ms. LaPlante noted that her group was looking to see the line broken up with some plantings of differing heights.

Ms. Gwen Ashbaugh, a landscape architect and member of the Architecture Review Committee, suggested the elimination of curbing and instead install flush curbing.

Mr. Borghesi noted that he will continue and finish the project as it had been previously presented minus the curbing on the islands. Ms. Mulcahy requested that Mr. Borghesi provide to her a detail of how the islands will work without curbing. Mr. Borghesi agreed.

4. APPROVAL OF MINUTES – April 27, 2016:

The April 27, 2016 Minutes should be amended as follows:

Second page, third paragraph, the portion that reads, "... to try to limit the amount of pervious surface..." should instead read, "...to try to limit the amount of impervious surface...";

Second page, third paragraph, the portion that reads, "... He noted that pervious surface is a major factor in contaminants..." should instead read, "... He noted that impervious surface is a major factor in contaminants..."; and

Third page, sixth full paragraph, the portion that reads, "...questioned whether an ordinance prohibiting pervious driveways..." should instead read, "...questioned whether an ordinance prohibiting impervious driveways...".

MOTION: Mr. Post, Mr. Moore second, **to approve the April 27, 2016 Minutes as amended; unanimously approved.**

5. ZONING ENFORCEMENT OFFICER'S REPORT:

Ms. Mulcahy reported that she has a meeting with a gentleman who had purchased a West Hill Lake property with two houses on it who has plans drawn up to take down the main house. She noted that this proposal will be first going before the Inland Wetlands Commission.

6. CORRESPONDENCE:

Ms. Mulcahy provided copies of a correspondence, received via fax, dated April 27, 2016 from the law firm of Collins Hannafin, P.C. regarding West Hill Lake.

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

B. Discussion of Proposal for Incentive Housing by Martin J. Connor, AICP, Planning Consultant & Todd Parsons, P.E. of Lenard Engineering, Inc.

Ms. Mulcahy reported that this proposal is now with the First Selectman.

C. Continue Discussion of Zoning Amendments.

Mr. Stoutenberg noted that a hearing will be held on May 25, 2016 covering the amendment to the front yard setback, will define animal rescue, will address residences on second floors within the Business Zone, as well as the provision for key boxes for fire department.

Ms. Mulcahy provided copies of a draft of a West Hill Pond Protection Overlay District in an effort to protect West Hill Pond. She briefly reviewed this draft, noting that the purpose is similar to the Farmington River Overlay.

MOTION: Mr. Krimmel, Mr. McLoughlin second, **to send the West Hill Pond Protection Overlay District to Attorney Mark Branse for review; unanimously approved.**

Mr. Stoutenberg inquired about the status of the modification of the sign regulation. Ms. Mulcahy noted that what Attorney Branse provided still did not meet the needs of the Economic Development Commission and that she would likely have to draft something and send it back for attorney approval.

Mr. Moore noted that the Plan Implementation Committee, a group formed as an offshoot from the Plan of Conservation and Development, has met several times.

MOTION: Mr. Post, Mr. McLoughlin second, **to adjourn at 8:02PM; unanimously approved.**

Respectfully submitted,

Pamela A. Colombie
Recording Secretary