

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, May 25, 2016 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Vice Chairman Jim Steadman, David Krimmel, Dan LaPlante, Bob Moore, Alternates Tom McLoughlin, Marty Post (7:46PM) and Peter Ventre, Zoning Enforcement Officer Ruth Mulcahy.

ABSENT: Ted Stoutenberg.

Vice Chairman Jim Steadman 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. Stoutenberg and Mr. Ventre was seated for Mr. LaPlante.

1. PUBLIC HEARINGS:

A. Town of New Hartford – Amendments to Zoning Regulations.

Mr. Steadman confirmed that the notice for the public hearing was published the requisite two times in the Hartford Courant.

The following Zoning Regulations with their proposed changes were discussed:

- Article 2 - Definitions, Section 2.2 *Defined Terms*, the following new terms were added: Animal Rescue and Key Box. Also language was added to the definition of Manufacturing.
- Article 3 - Residential Districts, Section 3.3 *Permitted Accessory Uses and Structures*, B. Accessory Uses, 11. Kennel, "or Animal Rescue" was added. It was the consensus of the Commission that this would be reviewed again.
- Article 3 - Residential Districts, Section 3.4 *Area and Dimensional Requirements*, C. Minimum Yard Setback Requirements.
- Article 3 - Residential Districts, Section 3.6 *Special Accessory Use Provisions for Residential Districts* G. Keeping of Animals- Table.
- Article 4 - Business Districts, Section 4.2 *Other Use*.
- Article 4 - Business Districts, Section 4.5 *Special Use Provisions* E. Commercial Kennel "or Animal Rescue".
- Article 6 - *Basic Standards* Section 6.9. *Key Box Required*.
- Article 7- *Special Requirements* Section 7.1 *Nonconforming Conditions* B. Nonconforming Structures.

Ms. Mulcahy noted that this is the regulation that pertains to a property owner would no longer have to put the one accessory structure behind the principal structure in a case of a nonconforming principal structure as to the frontyard setback.

- Article 8 - Administration Section 8.1, F. *Notification of Abutting Property Owners*
- Article 8 – Administration Section 8.5 *Special Exception Application* B. Applications Requirement

MOTION: Mr. McLoughlin, Mr. Moore second, **to close the public hearing; unanimously approved.**

MOTION: Mr. Krimmel, Mr. Moore second, **to approve the amendments as discussed this evening; unanimously approved.**

2. PENDING APPLICATIONS:

None.

3. NEW APPLICATIONS:

None.

4. APPROVAL OF MINUTES: May 11, 2016

MOTION: Mr. Krimmel, Mr. McLoughlin second, **to approve the May 11, 2016 Minutes; Motion passed with Mr. Steadman, Mr. Moore, Mr. Krimmel, and Mr. McLoughlin voting aye while Mr. Ventre abstained.**

5. ZONING ENFORCEMENT OFFICER'S REPORT:

Ms. Mulcahy reminded the Board that the acquisition of the Cooley open space parcel is scheduled for a town meeting for Thursday, May 27, 2016.

Ms. Mulcahy reported that the Commission may receive applications from both the Bakerville Package Store as well as the mini strip mall in Bakerville in the upcoming months.

Ms. Mulcahy also distributed copies of a drawing from the Borghesi project on Main Street, reflecting the parking lot's islands minus the curbing. The consensus of the commission was that taking out the curbing for this project is acceptable.

6. CORRESPONDENCE:

No business discussed.

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Continue Discussion of Zoning Amendments.

Ms. Mulcahy distributed copies of the final draft of the zoning amendment regarding West Hill Lake complete with the legal review from Attorney Mark Branse's office. It was noted that a copy of this needs to be forwarded thirty-five days in advance of a public hearing to the abutting towns as well as the Northwest Hills Council of Government.

MOTION: Mr. Steadman, Mr. Krimmel second, **to schedule a public hearing regarding the zoning amendments for July 13, 2016; unanimously approved.**

MOTION: Mr. Krimmel, Mr. McLoughlin second, **to adjourn at 7:54PM, unanimously approved.**

Respectfully submitted,

Pamela A. Colombie
Recording Secretary