

**New Hartford Planning and Zoning Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Wednesday, March 22, 2017 at 7:00 PM  
New Hartford Town Hall  
530 Main Street, New Hartford, Connecticut**

**PRESENT:** Ted Stoutenberg, Dan LaPlante, Jim Steadman, Bob Moore, Dan LaPlante, Alternate Marty Post; Zoning Enforcement Officer Ruth Mulcahy.

**ABSENT:** David Krimmel, Alternates Tom McLoughlin and Peter Ventre.

Chairman Ted Stoutenberg called the meeting to order at 7:00PM. Mr. Post was seated for Mr. Krimmel.

**1. PUBLIC HEARINGS:**

None.

**2. PENDING APPLICATIONS:**

None.

**3. OTHER BUSINESS:**

**A. Patricia Butler – Map 023 – Block 032 – Lot 022 – 465 Town Hill Road – Extension Request (90) ninety days to File Map and Documents.**

**MOTION:** Mr. Steadman, Mr. Moore second, to grant the request of Patricia Butler, Map 023 - Block 032 – Lot 022 – 465 Town Hill Road for a ninety (90) day extension to file Map and Documents; unanimously approved.

**B. Review: Subdivision Regulations, Zoning Regulations, Discuss Implementation of the POCD.**

The Commission reviewed what constitutes a re-subdivision and what constitutes a subdivision event. It was noted that any type of map depicting a subdivision should not be accepted for recording by the Town Clerk unless it includes a sign-off by the Chairman of the Planning and Zoning Commission reflecting that it has been reviewed and approved by them.

The consensus of the Commission was to add Section 2.4.11 Amended Subdivision to the Subdivision Regulations to read:

2.4.11 Amended Subdivision

An amended subdivision may be approved by the Commission, with or without public hearing, upon request of the Applicant. All provisions of the original approved subdivision or re-subdivision shall be complied with, except as specially approved by the Commission. No amended subdivision shall be deemed final until an endorsed Final Subdivision Plan has been filed in the Office of the Town Clerk.

It was noted that Appendix D was missing from Section 4.22 of the Subdivision Regulations. This section was discussed in detail. Some of the questions that emerged related to fire cisterns included what is the life expectancy of them and who checks to be certain that they are full of water. It was noted that Ms. Mulcahy would consult with the Fire Marshal regarding the amount of time would be required in reviewing a subdivision plan.

Open Space was discussed in order to allow the Land Trust to receive open space at Evergreen Crossing.

The Commission reviewed Section I – General Provisions of the Subdivision Regulations. Suggested changes include the following:

- The Commission requested that Ms. Mulcahy confer with Attorney Mark Branse the eighth line of 1.1 Purpose that reads, "... Public water supply watersheds are to be protected...", noting that much of New Hartford is in a watershed area.
- In 1.2 Definitions, the definition of Best Management Practice should cite the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as amended.
- The definition of "Certification" should include the qualification, "...as it applies to these Subdivision Regulations."
- The definition of "Open Space Subdivisions" should be checked for the correct Article of the Zoning Regulations that it cites.
- The definition of "Professional Engineer" needs further review.
- The definition of "Standard Subdivision" should be checked for the correct Article of the Zoning Regulations.
- A definition of "Amended Subdivision" should be added.
- Take out word "permit" from Section 1.6B and 1.6.B.5.

#### **4. NEW APPLICATIONS:**

None.

#### **5. APPROVAL OF MINUTES – February 8, 2017:**

**MOTION:** Mr. Post, Mr. Steadman second, to approve the February 8, 2017 Minutes; unanimously approved.

#### **6. ZONING ENFORCEMENT OFFICER'S REPORT:**

Ms. Mulcahy reported that the Lepore & Sons are building another new house. Additionally, she reported new construction permits at 390 Bruning Road, Muckle Road, Arrowhead Drive, as well as three or four more serious inquiries in addition to eleven new constructions occurring already.

She also reported receipt of a notice from the law firm of Robinson and Cole who often represent utility companies. She noted that wireless antennas will be added onto utility poles all over town.

Ms. Mulcahy reported on enforcement actions occurring on 1124 Litchfield Turnpike as well as 705 Litchfield Turnpike. She noted that the home with the accessory use on Cotton Hill Road will also need to receive enforcement action.

#### **7. CORRESPONDENCE:**

Ms. Mulcahy noted that the next meeting's package will include a copy of the letter pertaining to the FEMA legislation expiring.

**MOTION:** Mr. Post, Mr. Steadman second, to adjourn at 9:01PM; unanimously approved.

Respectfully submitted,  
Pamela A. Colombie  
Recording Secretary