

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, July 12, 2017 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Ted Stoutenberg, David Krimmel, Dan LaPlante, Bob Moore, Alternate Tom McLoughlin; Zoning Enforcement Officer Ruth Mulcahy.

ABSENT: Jim Steadman and Alternates Marty Post and Peter Ventre.

Chairman Ted Stoutenberg called the meeting to order at 7:05PM. Mr. McLoughlin was seated for Mr. Steadman.

1. PUBLIC HEARINGS:

A. Linda A. Bell & Chris A. Smith/Owner – Map 025 – Block 139 – Lot 067, 76 Arrowhead Drive - Special Exception – Accessory Apartment in Primary Residence.

Ms. Mulcahy read the legal notice for the Public Hearing into the record, noting that it was published the requisite two times, June 30, 2017 and July 7, 2017 in a newspaper with local circulation. The proofs of notice to the abutting neighbors were provided for the file.

Chris Smith and Linda Bell appeared before the Commission regarding this application. The Commission was reminded that the applicants had suffered a fire at their home. Mr. Smith explained that a surplus in their rebuild budget had presented with an opportunity to add an accessory apartment in their downstairs basement. Ms. Bell noted that there may be a need for her father to use the space in the future.

Ms. Mulcahy confirmed that the size of the space, in terms of maximum number of square footage allowed for an accessory apartment, meets the Zoning Regulations. Mr. Krimmel questioned whether the applicants intended to rent the space, relaying the concerns expressed by local bed and breakfasts with these types of uses. Ms. Mulcahy reminded commissioners that the renting of the space is not prohibited once an accessory apartment is approved through a Special Exception.

MOTION: Mr. Moore, Mr. McLoughlin second, to close the public hearing in the matter of Linda A. Bell & Chris A. Smith/Owner – Map 025 – Block 139 – Lot 067, 76 Arrowhead Drive - Special Exception – Accessory Apartment in Primary Residence; unanimously approved.

2. PENDING APPLICATIONS:

A. Linda A. Bell & Chris A. Smith/Owner – Map 025 – Block 139 – Lot 067, 76 Arrowhead Drive - Special Exception – Accessory Apartment in Primary Residence.

MOTION: Mr. McLoughlin, Mr. Moore second, to approve the application in the matter of Linda A. Bell & Chris A. Smith/Owner – Map 025 – Block 139 – Lot 067, 76 Arrowhead Drive - Special Exception – Accessory Apartment in Primary Residence; unanimously approved.

3. NEW APPLICATIONS:

A. Peter Fiore/Applicant – Ten Realty, LLC/Owner – Map 37A – Block 122 – Lot 003 – 519 Main Street – Special Exception – Restaurant Expansion to Construct Outdoor Deck with 40 Seats.

Mr. Stoutenberg explained that this application is for the restaurant on Main Street, Pizza Pete's, to add a deck for outdoor dining. Ms. Mulcahy explained that the proposed deck will be in the area where the railroad ties and gravel area currently exist. She noted that Mr. Fiore has received two variances for this proposal already.

This application was formally accepted at this meeting and it was noted that a public hearing is scheduled for July 26, 2017 at 7:00PM.

4. APPROVAL OF MINUTES – JUNE 28, 2017:

MOTION: Mr. Steadman, Mr. Stoutenberg second, to approve the June 28, 2017 Minutes; Motion passed with Mr. Stoutenberg, Mr. LaPlante, Mr. Moore and Mr. McLoughlin voting aye while Mr. Krimmel abstained.

5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

Ms. Mulcahy distributed a copy of an email from the Commission's counsel, Attorney Mark Branse, dated July 11, 2017 regarding Airbnb and other nightly rentals in New Hartford. The Commission discussed how and even whether to try to regulate it at all.

The recent work at the former Waring building was briefly discussed.

6. ZONING ENFORCEMENT OFFICER'S REPORT:

None.

7. CORRESPONDENCE:

None.

MOTION: Mr. Moore, Mr. LaPlante second, to adjourn at 7:35PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Secretary