

**New Hartford Planning and Zoning Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Wednesday, January 24, 2018 at 7:00 PM  
New Hartford Town Hall  
530 Main Street, New Hartford, Connecticut**

**PRESENT:** Ted Stoutenberg, David Krimmel, Dan LaPlante, Bob Moore, and Jim Steadman.  
Alternate Tom McLoughlin and Peter Ventre; Ex-Officio Member First Selectman  
Dan Jerram and Zoning Enforcement Officer Ruth Mulcahy.

**ABSENT:** Alternate Marty Post.

Chairman Ted Stoutenberg called the meeting to order at 7:01PM.

**1. PUBLIC HEARINGS:**

None.

**2. HEARING:**

None.

**3. PENDING APPLICATIONS:**

None.

**4. NEW APPLICATIONS:**

None.

**5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**

**A. Appointments to the Architecture Review Committee.**

**MOTION:** Mr. Stoutenberg, Mr. Krimmel second, to reappoint Pat Casey, Justin Natale and Donna LaPlante to the Architecture Review Committee and appoint Robert Howson to the Architecture Review Committee; unanimously approved.

**B. Discussion of Amendment for Food Trucks.**

The Commission reviewed an email from land use attorney Mark Branse dated January 23, 2018 opining on the difference between food trucks and peddlers.

First Selectman Dan Jerram reviewed the 1930s ordinance regulating peddlers. Currently, Mr. Jerram confirmed that food trucks now apply to his office along with an application and fee of \$25 for every occurrence. He explained that the owners of the brewery in town have expressed an interest in having this regulatory oversight done through the Zoning Enforcement Officer as part of an overlay district.

Ms. Mulcahy agreed that it could be done as part of an overlay district, and included as part of an accessory use included in the approval process of a site plan whereby the designated location of the truck is established along with the associated parking.

It was agreed that Ms. Mulcahy would confer with Attorney Branse regarding amending the fee schedule for food trucks and methods by which the regulating could occur through a Special Permit.

**C. Discussion of Farm Stand Regulations.**

Discussion occurred regarding the farm stand regulation and what can be sold under this regulation in terms of a farmer selling his wares on a farm other than his own. The focus was on farm stands in residential zones and not as much about farm stands in commercial zones. It was noted the Commission will seek to amend their regulations to allow for more opportunities for minor farm stands.

**D. Discussion of Subdivision Regulation Revisions.**

Mr. Stoutenberg reminded the Commission that the first two chapters of the Subdivision Regulations had been reviewed recently. He noted that the third chapter should be reviewed at the next regular meeting.

**E. Discussion of Zoning Regulations Update.**

Mr. Stoutenberg reported that Glenn Chalder of Planimetrics will aid in the editing and formatting of the Zoning Regulations.

**F. Right to Farm Letter.**

Mr. Stoutenberg explained that there is a state statute regarding the right to farm but that it should be supported by a town ordinance. He read aloud a draft letter to the Board of Selectmen recommending the passage of a Right to Farm ordinance pursuant to the goals and action items from the Plan of Conservation and Development. The letter was signed by Mr. Stoutenberg and handed to Mr. Jerram.

Mr. Jerram indicated that he will seek input from the farming community regarding proposed language for such an ordinance. He noted that he has sample similar ordinances from neighboring communities to review and consider.

**6. APPROVAL OF MINUTES:**

**MOTION:** Mr. Krimmel, Mr. Moore second, to approve the December 13, 2017 and January 10, 2018 Minutes; unanimously approved.

**7. ZONING ENFORCEMENT OFFICER'S REPORT:**

**A. Incentive Housing Study.**

A draft eleven-page additional regulation for incentive housing was discussed. Concern was expressed by the Commission whether to adopt an additional regulation at this time noting that the regulations allow for high density at River Run and mixed-use on the Hurley property. It was noted that the State is not likely to be in a position to be offering financial incentives at this point.

The undeveloped area of town known as the Kerin and Kerin property located at 237 Main Street, and this general area, was discussed as good spots for mixed-use development.

**8. CORRESPONDENCE:**

Commissioners were provided with a copy of a correspondence from WPCA Chairman Denton Butler noting that board's opposition to temporary health-care structures, also known as "granny pods". Additionally, copies of a communication from the Connecticut Federation of Planning & Zoning Agencies regarding their annual conference scheduled for March 22, 2018 was provided.

It was noted that this Board, relative to their work in the redevelopment of the Hurley property, was recently recognized by CERC (Connecticut Economic Resource Center) as an outstanding

achievement. Mr. Jerram noted that an additional local acknowledgment will occur on Tuesday, January 30, 2018, in Winsted.

Additionally, Mr. Jerram read aloud from a copy of his January 19, 2018 email to William Ferrigno regarding Flanders Crossing. He noted that he has yet to receive a reply and that absent one soon, this Commission should continue to hold the developer to the promised improvements.

Mr. Stoutenberg reminded commissioners that the only items that should be transferred back and forth via email is agendas and minutes.

**MOTION:** Mr. Steadman, Mr. Stoutenberg second, to amend the agenda to add election of officers; Motion withdrawn.

It was agreed that Election of Officers would be added as an action item to the next regular meeting's agenda.

**MOTION:** Mr. Steadman, Mr. Moore second, to adjourn at 8:30PM; unanimously approved.

**Respectfully submitted,**

**Pamela A. Colombie**  
**Recording Secretary**