

**New Hartford Planning and Zoning Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Wednesday, February 14, 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 Marty Post; and Zoning Enforcement Officer Ruth Mulcahy.

**ABSENT:** Alternate Tom McLoughlin and Peter Ventre.

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:**

**A. Jay J. Daigle/Applicant – Jay J. & Maureen L. Daigle/Owners – Special Exception – Map 027 – Block 009 – Lot 17-23 – 88 Honey Hill Road – Home Occupation.**

**MOTION:** Mr. Steadman, Mr. Moore second, to schedule a public hearing for March 14, 2018 in the matter of Jay J. Daigle/Applicant – Jay J. & Maureen L. Daigle/Owners – Special Exception – Map 027 – Block 009 – Lot 17-23 – 88 Honey Hill Road – Home Occupation; unanimously approved.

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

The agenda was modified in order to take up *Discussion of Multi-Family Dwellings & Multi Use* as well as *Discussion of Food Trucks* ahead of *Discussion of Subdivision Regulations*.

**A. Discussion of Multi-Family Dwellings & Multi Use.**

Mr. Krimmel suggested points to consider relative to mixed-use development. He explained mixed-use functions to allow residential housing in areas that otherwise do not. He suggested that there may be other areas in town, both commercial and industrial, that ought to be considered for multi-use development in order to grow the town's tax base. Among the key points he noted that commissioners ought to review were purpose, definition of mixed use, general requirements, density dwelling units, and buffers.

Commissioners discussed adding a mixed-use in various zones.

**MOTION:** Mr. Stoutenberg, Mr. Moore second, to add to the Mixed-Use, the b and c districts and crossing out "existing on the effective date of zoning in New Hartford being June, 1957"; unanimously approved.

It was agreed that the Commission would again review the suggestions made by Mr. Krimmel at the February 28, 2018 meeting.

A letter received from Michael and Deb Kuszej, owners of Blue Sky Food located at 431 Main Street, in support of this expanded mixed-use, was acknowledged.

**B. Discussion of Food Trucks.**

The Commission weighed changing the Zoning Regulations in order to define food trucks and to allow as an accessory use as a special exception for commercial use. Mr. Stoutenberg suggested that if food trucks are located at a business, they should not occupy parking spaces already designated for the business.

**C. Discussion of Subdivision Regulations**

It was noted that Chapters 1 and 2 had been recently reviewed. The Commission agreed to take these up at their next regular meeting.

**D. Election of Officers.**

**MOTION:** Mr. Krimmel, Mr. Steadman second, to elect Ted Stoutenberg as Chairman; and

**MOTION:** Mr. LaPlante, Mr. Moore second, to elect Bob Moore as Chairman;

Mr. Stoutenberg was elected Chairman of this commission with three votes (Mr. Stoutenberg, Mr. Krimmel, and Mr. Steadman) while Mr. Moore garnered two votes (Mr. LaPlante and Mr. Moore).

**MOTION:** Mr. Steadman, Mr. Stoutenberg second, to elect Bob Moore as Vice Chairman; unanimously approved.

**MOTION:** Mr. Stoutenberg, Mr. Steadman second, to appoint Pam Colombie as recording secretary; unanimously approved.

**6. APPROVAL OF MINUTES:**

**MOTION:** Mr. Steadman, Mr. Moore second, to approve the January 24, 2018 Minutes; unanimously approved.

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

**A. Report on Flanders Crossing.**

Ms. Mulcahy reported that installation of incorrect guiderail was stopped at Flanders Crossing as the contractor was using metal rails rather than the posts and wire as called for in the approved plans. She noted that First Selectman Dan Jerram has been diligent in his attempts to contact the developer. Ms. Mulcahy relayed that Mr. Jerram has requested a firm date of March 14, 2018 as the final time for all work to be completed before calling the bond and move forward with motions prepared by Attorney Mark Branse this past fall. The remaining items include the rest of the trees, backfilling the curb and the installation of the guiderail.

Ms. Mulcahy reported that the Commission can expect a permit application for a sign on Town Hill Road relative to a flower cart across from the winery.

**8. CORRESPONDENCE:**

Ms. Mulcahy reported that during a recent final inspection for zoning compliance necessary for a Certificate of Occupancy for a home on Camp Workcoeman Road revealed a second kitchen on the ground level of the dwelling. She explained that the second kitchen had not been included in the original building plans. It was noted that the parcel is under 40,000 square feet, the size necessary for an accessory use. Ms. Mulcahy noted a sample document that Torrington uses to address similar situations entitled, "Declaration of Restriction for Single-Family Use Only".

She noted that this document would be filed on the Land Records. Ms. Mulcahy reported having asked Attorney Branse if he has any knowledge of this type of document having ever been utilized in New Hartford and he had indicated that he had not.

Ms. Mulcahy explained that she was reluctant to utilize this document without this commission approving it and reminded them that a second kitchen had prompted an enforcement action at 207 Cotton Hill Road. The Commission had noted that the property owners may need to seek a variance for the second kitchen as the lot size falls short of the requisite 40,000 square feet.

It was agreed that the Commission would reflect on the matter for two weeks and review the matter again at their next regular meeting.

**MOTION:** Mr. Steadman, Mr. Moore second, to adjourn at 8:46PM; unanimously approved.

**Respectfully submitted,**

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