

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, February 28, 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 Tom McLoughlin; and Zoning Enforcement Officer Ruth Mulcahy.

ABSENT: Alternate 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:

None.

5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Discussion of Subdivision Regulations Chapters 3 and 4.

The Commission reviewed Pages 1 through 6 of Chapter 3 of the Subdivision Regulations, making various modifications, as contained in the red-lined version attached hereto.

The Commission took a brief recess at 8:12PM and reconvened at 8:17PM.

B. Discussion of Regulations for Food Trucks.

The Commission reviewed a draft for regulating Food Trucks as drafted by Mr. Stoutenberg and modified by Mr. Moore.

6. APPROVAL OF MINUTES:

The February 14, 2018 Minutes should be amended to

The language contained in the motion on the first page that reads "... to add to the Mixed-Use, the b and c districts..." should instead read, "...to set the public hearing for April, 2018 for an amendment to the Regulations to add Mixed-Use to the b and c districts..."

MOTION: Mr. Steadman, Mr. Moore second, to approve the February 14, 2018 Minutes as amended; unanimously approved.

7. ZONING ENFORCEMENT OFFICER'S REPORT:

Ms. Mulcahy reminded commissioners about her experience recently with the final inspection for the home on Camp Workcoeman Road where a second kitchen on the ground level of the dwelling was discovered. It was noted that this kitchen had not been included as part of the original construction plans and approval process back in 2013. It was also noted that the size of

the parcel was under 40,000 square feet, the size necessary for an accessory use which would therefore require some other means to bring this property into zoning compliance in order to receive a Certificate of Occupancy.

Commissioners reviewed a proposed document entitled, "Declaration of Restriction for Single-Family Use Only", which would be filed on the Land Records by the homeowner. She reported that Attorney Branse reviewed this document and indicated that he has never seen a document like this in other towns. It was noted that should the Commission find this document acceptable in this case, it sets precedence for other properties who also create similar situations.

8. CORRESPONDENCE:

Mr. Stoutenberg noted receipt of an email from Economic Development Commission Chairman Mark Russo regarding Food Trucks the day prior to this meeting.

MOTION: Mr. Steadman, Mr. Moore second, to adjourn at 9:12PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**