

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, March 28, 2018 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Ted Stoutenberg, Dan LaPlante, Dave Krimmel, Bob Moore.
Alternate Marty Post; and Zoning Enforcement Officer Ruth Mulcahy.

ABSENT: Jim Steadman and Alternates Tom McLoughlin and Peter Ventre.

Chairman Ted Stoutenberg called the meeting to order at 7:00PM.

1. PUBLIC HEARINGS:

None.

2. PENDING APPLICATIONS:

None.

3. NEW APPLICATIONS:

A. LePore & Sons, LLC/Applicant – Mapp 002, Block 002, Lot 11-6 – 906 Tarringford East Street – Re-subdivision Application – 2 Lots.

MOTION: Mr. Moore, Mr. Post second, to accept the application in the matter of LePore & Sons, LLC/Applicant – Mapp 002, Block 002, Lot 11-6 – 906 Tarringford East Street – Re-subdivision Application – 2 Lots and schedule a public hearing for the May 9, 2018 regular meeting; unanimously approved.

B. LePore & Sons, LLC/Applicant – Castellani Real Estate Ventures LLC/Owner – Map 002, Block 002, Lot 11-6 Tarringford East Street & Evergreen Crossing – Open Space Development Interior Lot – Future Lot 10 Evergreen Crossing.

C. MBR Holdings New Hartford LLC – Map, 044, Block 013, Lot 020-001 – 195B Main Street – Site Plan Modification for Special Permit Use of a Storage Unit.

MOTION: Mr. Post, Mr. Moore second, to accept the application in the matter of MBR Holdings New Hartford LLC – Map, 044, Block 013, Lot 020-001 – 195B Main Street – Site Plan Modification for Special Permit Use of a Storage Unit and schedule a public hearing for the May 9, 2018 regular meeting; unanimously approved.

4. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Town of New Hartford – 8-24 Approval for Sewer Line on Main Street – 506 Main Street & 510 Main Street.

Mr. Stoutenberg reported that the developer of the Dunkin Donuts had indicated that he was not quite ready for this application to go forward. No action taken.

B. Continued Review of Subdivision Regulations.

The Commission reviewed Chapter 4 of the Subdivision Regulations and made modifications contained in the red-lined draft attached hereto. Mr. Stoutenberg noted that Appendix A, *Construction Standards*, will be forwarded to First Selectman Dan Jerram who can in turn forward to the town's engineer for review and update. It was also agreed that Appendix D, *The*

Town of New Hartford Ordinance Concerning the Procedures and Requirements for the Construction and Acceptance of Streets in Subdivisions, would also be forwarded to Mr. Jerram so that he may consider whether this, too, needs review by the town engineer.

It was noted that the formatting in these Subdivision Regulations ought to be consistent from one section to another.

6. APPROVAL OF MINUTES – March 14, 2018:

The March 14, 2018 Minutes should include the following amendments:

The portion of text in the seventh paragraph on the third page that reads, "...there are no design guidelines for signs for residential use in a business district..." should instead read, "...there are no design guidelines for residential use in a business district...".

MOTION: Mr. Moore, Mr. Post second, to approve the March 14, 2018 Minutes as amended; Motion passed with Mr. Stoutenberg, Mr. LaPlante, Mr. Moore, and Mr. Post voting aye while Mr. Krimmel abstained.

7. ZONING ENFORCEMENT OFFICER'S REPORT:

It was noted that Mr. Moore and Mr. Krimmel will undertake the work necessary for a regulation relative to Mixed-Use. Additionally, Mr. Stoutenberg reported that WPCA Chairman Bud Butler will attend the April 11, 2018 regular meeting to discuss both the Plan of Conservation and Development as well as reviewing the WPCA regulations with respect to the Zoning Regulations. Mr. Stoutenberg noted that an invitation should be made to the Conservation Commission for them to attend the May 9, 2018 regular meeting to discuss the POCD.

8. CORRESPONDENCE:

None.

MOTION: Mr. Post, Mr. Moore second, to adjourn at 8:43PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Secretary