

**New Hartford Planning and Zoning Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Wednesday, May 9, 2018 at 7:00 PM  
New Hartford Town Hall  
530 Main Street, New Hartford, Connecticut**

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

**ABSENT:** Jim Steadman, Alternate Tom McLoughlin and Peter Ventre.

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

Mr. Post was seated for Mr. Steadman.

**1. PUBLIC HEARINGS:**

**A. James E. Jr. & Kathleen B. Steadman – Map 022 – Block 016 – Lot 5-3 – 65 Carpenter Road – Special Exception – Major Farm Stand. Set Public Hearing for May 9, 2018.**

It was noted that this application had been withdrawn.

**B. LePore & Sons, LLC/Applicant – Map 002 – Block 016 – Lot 11-6 – 906 Tarringford East Street – Re-Subdivision Application – 2 Lots.**

With the permission of the applicant's representative, Karl Nielson, the two public hearings relative to 906 Tarringford Street proceeded under one.

The legal notice was read into the record and was noted as having run the requisite two times in a newspaper with local circulation on April 27, 2018 and May 4, 2018. Ms. Mulcahy noted that the proof of notice to the abutting property owners of the public hearing had been received.

Mr. Nielson referenced a site plan, noting that the Castellani family owns approximately fifty acres of land, noting the portion of undeveloped land that may at some point be part of an open space subdivision. He noted that this application pertains to the property at the end of the cul de sac bordering a nine-lot subdivision of his clients.

It was noted that LePore & Sons, LLC had conveyed 12½ acres to the Land Trust which would thereby allow them to create an open space subdivision. Through the proposed re-subdivision, it will avoid accessing the lot(s) from Tarringford East Street or Victoria Lane and avoid disturbance of wetlands, according to Mr. Nielson.

Ms. Mulcahy confirmed that the proposal meets both the Subdivision Regulations as well as the Open Space Regulations, noting that it is an interior lot and is also an open space subdivision.

Mr. Nielson explained that the New Hartford Land Trust and Open Space Commission has not had a chance to review the proposal and that the applicant had no objection to continue the public hearing to the next meeting.

Larry Edwards, PE, of Easton, also appeared before the Commission regarding this application. Mr. Edwards noted that the application does not propose any new roads. He explained that the applicant is seeking to construct a new house on one lot and that it has an adequate reserve area for a septic system. Mr. Edwards noted that approval has been received from Farmington Area Health District and that the approval letter will be forwarded to the Land Use office.

Jean Cronauer of 25 Red Clover Road, and Chairman of the Open Space Commission, requested that the application be continued as her group were unaware of this application.

Warren Chambers of 66 Tanglewood Road spoke in favor of the application, noting that it avoids crossing the brook in that area as it is populated with wildlife.

**MOTION:** Mr. Post, Mr. Krimmel second, to continue the public hearings in the matters of *LePore & Sons, LLC/Applicant – Map 002 – Block 016 – Lot 11-6 – 906 Tarringford East Street – Re-Subdivision Application – 2 Lots* **and** *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* to May 23, 2018; unanimously approved.

**C. 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.**

This application was continued to the May 23, 2018 regular meeting.

**D. 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. – Set Hearing**

The legal notice was read into the record and was noted as having run the requisite two times in The Hartford Courant on April 27, 2018 and May 4, 2018. Ms. Mulcahy noted for the record that the proof of notice to the abutting property owners of the public hearing had been received.

Allan Borghesi, PE, of Borghesi Building & Engineering Co., appeared before the Commission regarding this application. He was accompanied by Brian Riva of MBR Holdings New Hartford, LLC. Mr. Borghesi distributed copies of a drawing that included three buildings previously approved, depicted in purple, and an alternate design that included one proposed climate-controlled larger building.

Mr. Borghesi noted that the impervious surface is reduced by 3500 feet under the proposal when compared with what was previously approved despite the increase of 1200 square feet in the actual building space. He noted that additional plantings have been added to the landscape plan to try to screen the building.

Ms. Mulcahy noted the review comments provided by the Town's consulting engineers, Lenard Engineering, pertaining to the drainage calculations. It was noted that the proposal has not yet been reviewed by the Design Review Committee nor New Hartford Fire and Rescue Chief Mark Worsman.

The hearing was open to the public for comment.

Bill Dedominics of 26 Flanders Crossing spoke in favor of the application, noting that the location is very suitable for the proposal.

Bob Goodskey, speaking on behalf of New Hartford Fire and Rescue, explained that a larger building presents a greater challenge in the event of fighting a fire. As sprinklers are required for a 12000 square foot building, the proposed structure being just shy of that trigger point increases the difficulty for firefighters. Mr. Goodskey also questioned how access would be gained to the north side, or rear side, of the building. He also noted that the proposed riprap could increase the likelihood of injury to firefighters. Mr. Goodskey questioned whether there

will be an alarm system and whether it would be monitored. He reported that Chief Worsman preferred that a 30,000-gallon cistern be located at this site.

Brian Riva, speaking on behalf of the applicant, agreed to add a 12'-18' double gate to the site along with a knoxbox. He explained how this functions for both the Police and Fire Department.

Ms. Cronauer questioned whether the space would be reserved for one tenant or multiple tenants. Mr. Borghesi explained that the building is compartmentalized into smaller units as small as 5'x5' and as large as 10'x40'.

**MOTION:** Mr. Moore, Mr. Post second, to continue the hearing 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

**2. PENDING APPLICATIONS:**

None.

**3. NEW APPLICATIONS:**

None.

**MOTION:** Mr. Post, Mr. Krimmel second, to add to the agenda under *Other Business: Eagle Scout Presentation by Tyler Phillips*; unanimously approved.

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

**A. Eagle Scout Presentation by Tyler Phillips.**

Tyler Phillips appeared before the Commission seeking authority to install six (6) informational wildlife signs along Maple Hollow Road on property owned by the Town as part of a proposed Eagle Scout project. He explained that the signs will be about 6"x9" and sandwiched under plexiglass. The parcel of property was estimated to be approximately fifteen acres. Ms. Mulcahy noted that these signs cannot be located on the right-of-way.

**MOTION:** Mr. Post, Mr. Krimmel second, to approve the Eagle Scout project as described; unanimously approved.

**6. APPROVAL OF MINUTES – April 25, 2018:**

**MOTION:** Mr. Moore, Mr. Krimmel second, to approve the April 25, 2018 Minutes as corrected; unanimously approved.

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

None.

**8. CORRESPONDENCE:**

None.

**MOTION:** Mr. Post, Mr. LaPlante second, to adjourn at 7:49PM; unanimously approved.

**Respectfully submitted,**

**Pamela A. Colombie,  
Recording Secretary**