

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, September 26, 2018 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Ted Stoutenberg, Dan LaPlante, James Steadman, and Alternate Marty Post.

ABSENT: Dave Krimmel, and Alternates Tom McLoughlin and Peter Ventre.

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

Mr. Stoutenberg reported that Zoning Enforcement Officer Ruth Mulcahy had retired on Friday, September 22, 2018, effective that date.

1. PUBLIC HEARINGS:

None.

2. PENDING APPLICATIONS:

None.

3. NEW BUSINESS:

None.

4. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

The agenda was amended to take up *4.B. Discussion of Filling Vacancy on the Commission* ahead of the discussion of *Subdivision Regulations*.

A. Discussion of Filling Vacancy on The Commission.

MOTION: Mr. Stoutenberg, Mr. Steadman second, to appoint Marty Post to fill the vacancy on the Commission; unanimously approved.

Town Clerk Donna LaPlante was in attendance. She immediately swore in Mr. Post as a regular member of the Planning and Zoning Commission.

The agenda was amended to discuss *Revision to Section 4.5 Special Use Provisions: Mixed Use*.

B. Revision to Section 4.5 Special Use Provisions: Mixed Use.

Mr. Stoutenberg distributed a copy of the revision to *Section 4.5 Special Use Provisions: Mixed Use*. He noted that these had been previously prepared during Ms. Mulcahy's tenure but had been put aside.

Mr. Stoutenberg reminded commissioners that historically residential uses on the upper stories of buildings in the New Hartford Center zone have been allowed. He noted that along the B Zone, along Route 44, while several buildings have apartments on the second floor, the owners of the Blue Sky Restaurant approached the Commission more than a year ago as they sought the same use for their second floor space.

He noted the revision would allow the buildings in the B or C District and delete the section that reads, "...conversion of buildings existing on the effective date of the New Hartford Zoning Regulations of June, 1957 or by new construction...".

MOTION: Mr. Steadman, Mr. Post second, to send out the draft of the revision to *Section 4.5 Special Use Provisions: Mixed Use* to the adjacent communities and the Northwest Hills Council of Governments; Motion passed with Mr. Stoutenberg, Mr. Steadman, Mr. LaPlante, and Mr. Post voting aye.

C. Discussion of Subdivision Regulations.

The modifications that have been made to the Subdivision Regulations were discussed. It was agreed the Commission may need to review Sections 1 and 2 again as the location of the copy with the mark-ups from its previous review is unknown. Commissioners agreed to search their own files for copies that may include notes in the margin.

Mr. Stoutenberg requested that the Commission review the version distributed to them that includes their suggested changes for Section 3 and the changes suggested by the Town's engineer, Todd Parsons for Section 4. He noted that the Commission will again review these at their second regular meeting in October.

5. APPROVAL OF MINUTES – September 12, 2018:

MOTION: Mr. Steadman, Mr. Post second, to approve the September 12, 2018 Minutes; unanimously approved.

6. ZONING ENFORCEMENT OFFICER'S REPORT:

Mr. Stoutenberg reported that he has agreed to meet with First Selectman Dan Jerram weekly to review applications as they come in until such time that a new Zoning Enforcement Officer is appointed.

7. CORRESPONDENCE:

None.

MOTION: Mr. Ventre, Mr. Steadman second, to adjourn at 7:26PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**