

**PLANNING AND ZONING COMMISSION
REGULAR MEETING – MINUTES
SEPTEMBER 25, 2013 – 7:00 PM
NEW HARTFORD TOWN HALL- 530 MAIN STREET**

PRESENT: Chairman James Steadman, David Krimmel, Daniel LaPlante, Gil Pratt; Alternates Robert Moore and Martin Post; First Selectman Daniel Jerram; Town Planning Consultant Martin Connor, AICP; Land Use staff Certified Zoning Enforcement Officer Rista Malanca and Recording Secretary Stacey Sefcik.

ABSENT: Ted Stoutenberg; Alternate Peter Ventre.

Chairman Jim Steadman called the meeting to order at 7:01PM. All regular members present were seated for the evening. Alternate Martin Post was seated for Ted Stoutenberg. The proceedings were recorded digitally and copies are available in the Land Use Office.

1. APPROVAL OF MINUTES:

A. September 11, 2013 regular meeting.

The Commission agreed to table this matter to the October 9, 2013 regular meeting.

2. NEW BUSINESS:

No business to be discussed.

3. OLD BUSINESS:

No business to be discussed.

4. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. 8-24 Request from Town of New Hartford Board of Selectmen to Construct a Cul-de-Sac at the end of Old Steele Road; Accept Easements for the Construction and Maintenance of the Cul-de-Sac from Donna & Daniel LaPlante, Kristine & Christopher Soltis, and Paul & Vincent Follert; Install New Drainage along the Lower Portion of Old Steele Road Extending Easterly along Stedman Road; and Accept Easement for Drainage and Maintenance of Existing Swale from Donna & Daniel LaPlante.

Daniel LaPlante stated for the record that he wanted to recuse himself from this matter. Alternate Robert Moore was then seated for Daniel LaPlante for item 4A only.

First Selectman Dan Jerram then addressed the Commission regarding this matter. Mr. Jerram explained that there were many roads in Town that were nonconforming with regard to cul-de-sacs. He cited Johnnycake Road, Dorothy Road, Litchfield Road, and Old Steele Road as examples. He said that it was difficult for the Town's Public Works Department to deliver services on these nonconforming roads, and that the Board of Selectmen wished to implement a plan whereby these nonconforming roads would be brought into conformance with cul-de-sac requirements at the same time as any other work was done to repave and improve the road.

Mr. Jerram explained that half of Old Steele Road is paved, and half is not; the paved portion ends before the area proposed for cul-de-sac construction. Therefore, the neighboring property owners were all approached to request easements that were approximately similar in size in order to allow the Town to construct the cul-de-sac. Mr. Jerram stated that the Town's engineering consultant, Roger Hurlbut, PE, had reviewed the project and drafted drainage plans; five catch basins would be installed that would route stormwater along Old Steele Road to Stedman Road to a swale that drained into Marandus Brook. Mr. Jerram informed the Commission that the project was then reviewed by Martin Connor, the Town's Planning Consultant; Mr. Connor had submitted a report dated September 22, 2013 which stated that the project was consistent with the Town's Plan of Conservation and Development. Mr. Jerram said that the necessary easements for the project were drawn up by the Commission's attorney, Mark Branse. The Inland Wetlands Commission had reviewed the project at their September 23, 2013 regular meeting and given their approval.

Mr. Connor then briefly reviewed with the Commission their responsibilities under Section 8-24 of the Connecticut General Statutes. He also read into the record part of his report dated September 22, 2013.

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Ms. Malanca pointed out that the road would have to be accepted as a Town Road at a Town Meeting. Mr. Post verified that the Town was only obtaining easements to complete this project and not actually purchasing the areas in question. Mr. Jerram stated this was correct; the Town wanted to obtain the necessary rights to construct the cul-de-sac and install drainage along the road. Ms. Malanca explained that Old Steele Road is 1.2 miles long; however, 1.1 miles of it had been abandoned. Mr. Jerram stated that Nicola Arbucci and the Metropolitan District Commission also had rights of way on the abandoned portions of Old Steele Road. Ms. Malanca noted that Environmental Planning Services had completed the wetlands research on this project, and they determined that the drainage swale was located within the regulated area while the cul-de-sac was not.

MOTION Mr. Post, second Mr. Pratt, to issue a favorable report to the Board of Selectmen, pursuant to Section 8-24 of the Connecticut General Statutes regarding **Construction of a Cul-de-Sac at the end of Old Steele Road; Acceptance of Easements for the Construction and Maintenance of the Cul-de-Sac from Donna & Daniel LaPlante, Kristine & Christopher Soltis, and Paul & Vincent Follert; Installation of New Drainage along the Lower Portion of Old Steele Road Extending Easterly along Stedman Road; and Acceptance of Easement for Drainage and Maintenance of Existing Swale from Donna & Daniel LaPlante**, finding that the proposal is consistent with the Plan of Conservation and Development; unanimously approved.

B. Discussion with Town Planning Consultant Regarding Incentive Housing Zone Grant Application.

Ms. Malanca reviewed with the Commission the locational maps compiled as a part of the work on the most recent State Plan of Conservation and Development. Mr. Connor explained that areas selected for possible inclusion in the Incentive Housing Zone should be located within Village Priority Funding Areas on the State's map. Ms. Malanca explained that while members of the Commission had expressed some interest in possibly including land in the Incentive Housing Zone that was located at the back of parcels along Main Street, these areas were not within the Sewer Service Area and it would be very difficult to modify the Sewer Service Area map.

Mr. Connor explained to the Commission the process used by the City of Torrington to apply for an Incentive Housing Zone grant from the State of Connecticut to develop the necessary regulations and conduct preliminary feasibility studies. He explained that they selected potential sites for the Incentive Housing Zone (IHZ) and then compiled the information from the feasibility studies to show what development could be possible in each location. Mr. Connor said that the sites selected by the Planning and Zoning Commission should be consistent with the State's Plan of Conservation and Development, located near a transportation hub, located in a concentrated development area or village district, and be situated near existing or proposed infrastructure such as the sewer line.

The Commission then discussed several different sites of potential interest within the Town. Mr. Kimmel suggested that the Commission focus on sites that had larger acreage and would therefore provide more benefit to the Town's tax base. He expressed the opinion that the Hurley Property and the Town Garage Property on Greenwoods Road and the Briggs property, the Kerin & Kerin property, and the Bahre property on Main Street would be suitable locations. He noted that the Main Street properties were located at the end of the existing sewer line.

The Commission then discussed with Mr. Connor and Mr. Jerram possible inclusion of the Town's property on Loomis Heights in this study. Mr. Jerram noted significant ledge outcroppings on this property that would make development difficult. Members then discussed the Hurley property and the Town Garage property, noting the difficulties presented by zoning setbacks, flood plain requirements, Farmington River Overlay zone setbacks, and wetlands requirements. Mr. Jerram noted the potential for significant infrastructure expense in connecting the site to the sewer line, as it would actually require two lines and a forced main. Mr. Connor stated that the site could be included in the study; however, it might not make sense for the Incentive Housing Zone unless a high density could be achieved.

Members of the Commission ultimately agreed that 283 Main Street, 237 Main Street, 183 Main Street, 141 Main Street, 37 Greenwoods Road, and 9 Greenwoods Road should be considered priority properties for possible inclusion in the Incentive Housing Zone. Mr. Connor and members of the Commission then discussed how median income was determined, and what cost level would be considered affordable based on the median income for the Town of New Hartford. Members also wished to ascertain whether a new housing development in Simsbury was approved under Incentive Housing Zone regulations.

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MOTION Mr. Post, second Mr. Moore, to direct the Land Use Administrator to approach the owners of the 37 Greenwoods Road, 283 Main Street, 237 Main Street, 183 Main Street, and 141 Main Street to ascertain their interest in having their properties included in a possible feasibility study for inclusion in the Incentive Housing Zone.

C. Discussion with Town Planning Consultant Regarding the 2005 Town of New Hartford Plan of Conservation and Development.

The Commission agreed to table discussion of this matter to the October 23, 2013 regular meeting.

MOTION Mr. Pratt, second Mr. Post, to adjourn at 8:35PM; unanimously approved.

**Respectfully submitted,
Stacey M. Sefcik
Recording Secretary**