

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, March 13, 2019 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Ted Stoutenberg, Dave Krimmel, Dan LaPlante, Marty Post, James Steadman, and Alternates Tom McLoughlin and Mike Misiorski, Zoning Enforcement Officer Mike Lucas, Zoning Consultant Rista Malanca.

ABSENT: Alternate Peter Ventre.

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

1. PUBLIC HEARINGS:

A. Barden Farms (Ed and Anita Barden)/Applicant – Map 37A – Block 121 – Lot 003 – 510 Main Street – Special Exception – Change of Use from Barber Shop to Retail – Food Sales/Neighborhood Market – No Changes to Exterior Except for Signage.

The legal ad for the public hearing was read into the record. It was noted as having run the requisite two times, February 27, 2019 and March 6, 2019, in the Hartford Courant. The receipts for the Certificate of Mailings, providing evidence that the abutting property owners were noticed about this hearing, was provided by the applicants.

Cara Donovan appeared before the Commission regarding this application. She explained that the proposal is to open an extension of their farm store, where they plan to fresh produce from their farm as well as goods from other farms such as fresh local milk, cheese, salsa, produce and possibly meats. She noted that there would also be seasonal items as well as baked goods, similar to their other store in Winsted.

Ms. Donovan produced a letter from the Town of Winchester Economic Development Chairman/Zoning Board of Appeals Chairman Phillip Allen, dated March 13, 2019, in support of the application. Mr. Stoutenberg read aloud a letter of support dated March 13th from First Selectman Dan Jerram.

Mr. Post questioned the hours of operation. Ms. Donovan noted that they would likely be open 9AM to 7PM during the summer months with possibly fewer hours in the winter months. Noting that the Architecture Review Board reviews signs, Mr. Stoutenberg noted that the Zoning Regulations indicate that signs smaller than fifty square feet are exempt. Ms. Donovan explained that their sign would not be larger than that.

The hearing was open to the public.

Donna LaPlante of 77 Steadman Road spoke in support of the application, noting that it will likely generate a lot of foot traffic.

Jean Cronauer of 25 Red Clover Road spoke in support of the proposal, noting that the Plan of Conservation and Development addresses supporting agriculture and that selling the products from the farms themselves can sometimes cause traffic problems for the neighbors. She noted that this was an ideal spot for this type of use.

Mr. Stoutenberg questioned whether there was any food preparation occurring at the site. Ms. Donovan indicated that there will not be, explaining that there is a commercial kitchen at the farm where the food will be prepared and transported to the store.

MOTION: Mr. Steadman, Mr. Post second, to close the public hearing; unanimously approved.

2. PENDING APPLICATIONS:

A. Barden Farms (Ed and Anita Barden)/Applicant – Map 37A – Block 121 – Lot 003 – 510 Main Street – Special Exception – Change of Use from Barber Shop to Retail – Food Sales/Neighborhood Market – No Changes to Exterior Except for Signage.

MOTION: Mr. Steadman, Mr. Post second, to approve the retail use at 510 Main Street as presented; unanimously approved.

3. NEW APPLICATIONS:

A. Body by Monika (Monika Mazur)/Applicant – Map 36B – Block 119 – Lot 005 – 526 Main Street – Special Exception – Change of Use from Retail to Personal Training Studio – No Changes to the Exterior Except for Signage.

Monika Mazur appeared before the Commission regarding this application. Ms. Malanca reported that the proposed use is not actually a fitness studio but instead actually a personal service use. She advised the Commission that they could approve the proposal as part of a site plan approval rather than a Special Exception.

MOTION: Mr. Steadman, Mr. Post second, to amend the agenda to *modify 3A. Body by Monika (Monika Mazur)/Applicant – Map 36B – Block 119 – Lot 005 – 526 Main Street – Special Exception – Change of Use from Retail to Personal Training Studio – No Changes to the Exterior Except for Signage to 3A. Body by Monika (Monika Mazur)/Applicant – Map 36B – Block 119 – Lot 005 – 526 Main Street – Site Plan – Change of Use from Retail to Personal Service*; unanimously approved.

Ms. Mazur explained that her proposal includes a one-on-one fitness service and nutrition coaching. She noted that her business will not effect the parking, the outward appearance of the building nor produce excessive noise.

MOTION: Mr. Steadman, Mr. Post second, to approve application for personal training studio; unanimously approved.

4. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Jean Cronauer – Report on Completed Tasks by the Open Space Preservation Commission as set forth by Plan of Conservation and Development.

Jean Cronauer appeared before the Commission to provide an update on what the Open Space Commission has accomplished in terms of meeting the goals set forth in the Plan of Conservation and Development (POCD). She noted the difficulties encountered with implementing the goals.

Referencing Chapter 3, Ms. Cronauer reported that thirteen of the action items fall into 'Not Yet', ten of the action items fall into 'Under Development', sixteen of the action items fall into 'Made Progress', and a one of the action items fall into 'Unsuccessful'. Addressing Chapter 4, she reported that three of the action items fall into 'Not Yet', five of the action items fall into 'Under Development', sixteen of the action items fall into 'Made Progress', and seven of the action items fall into 'Successful'.

Mr. Krimmel noted the inherent problems with lacking an Implementation Committee. He noted that the Natural Resource Inventory was supposed to be updated, too. Ms. Cronauer noted that some work has been done in that regard, but it is not completed.

Discussion ensued regarding the Farmington River Overlay Zone with Ms. Cronauer sharing her concerns with what form the trail on the Butler Farm will take.

The consensus of the Commission was that they would like to see the total list of items with each of them marked with whether they have been accomplished, still need attention, and which ones may need assistance from staff.

B. Finishing Touches on Subdivision Regulations.

Ms. Malanca reported that the revisions to the Subdivision Regulations are still being completed and will likely be done by the next regular meeting.

5. APPROVAL OF MINUTES: February 27, 2019.

MOTION: Mr. Steadman, Mr. Post second, to approve the February 27, 2019 Minutes; unanimously approved.

6. ZONING ENFORCEMENT OFFICER'S REPORT.

Mr. Stoutenberg reported that Tim Bobroske of Canterbury Village LLC has indicated that he is interested in expanding the amount of elderly housing and is particularly interested in a town-owned parcel at the end of Loomis Heights. He explained that there had been a suggestion that this Commission and the WPCA lobby the Board of Selectmen to research selling this piece for these purposes. Mr. Krimmel questioned whether the Zoning Regulations allow multi-family housing in that zone. Ms. Malanca confirmed that it is an allowed use that is permitted through a Special Permit.

Referring to Bruce Gresczyk's annual practice of hiring temporary farmhands from Jamaica to assist his business in Nepaug, Mr. Stoutenberg questioned the current regulation that defines "family". He explained that Mr. Gresczyk rents a home in Torrington for the temporary workers but currently has an opportunity to purchase a two-family house in Nepaug that he would like to utilize as a type of dormitory for his laborers. Mr. Stoutenberg noted that Mr. Gresczyk typically has seven to ten people that he would house in the home and questioned whether the Zoning Regulations should be changed to allow this. Mr. Post noted that he would like to see how other towns with similar situations handle this in their regulations. Mr. Stoutenberg noted that he agreed and would like to receive input from the Commission's land use attorney Marc Branse.

The new branding for Dunkin' was discussed with respect to the future new restaurant at 507 Main Street. Ms. LaPlante noted that the color scheme for the coffee chain is trending towards a gray scale rather than brown. The Commission reviewed a memorandum from her that was sent on behalf of the Architecture Review Committee. She noted that all five members have confirmed that they do not feel the need to meet and support the decision to be made administratively.

Ms. Malanca reported that she, Mr. Lucas, Consulting Planner Marty Connors, Consulting Town Engineer Todd Parsons and various residents in the West Hill Lake area have been meeting regarding the current overlay zone. She suggested planning a workshop to allow more residents to contribute. Mr. Stoutenberg indicated that the next regular meeting should include discussion on the anticipated changes to the Subdivision Regulations and the Zoning Regulations for estate lots and propane tanks but not for further discussion on the West Hill Overlay Zone at this time. He noted that before a workshop with all of the residents in that area

is planned, the Commission should have an opportunity to review what is actually being proposed.

7. CORRESPONDENCE:

No business discussed.

MOTION: Mr. Post, Mr. Steadman second, to adjourn at 8:27PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Secretary