

**TOWN OF NEW HARTFORD PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, JUNE 12, 2019
NEW HARTFORD TOWN HALL – 530 MAIN STREET**

PRESENT: Chairman Ted Stoutenberg, Dan LaPlante, Marty Post, and Jim Steadman, Alternate Mike Misiorski and Zoning Enforcement Officer Mike Lucas; First Selectman Dan Jerram.

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

Mr. Stoutenberg called the meeting to order at 7:00PM. Mr. Misiorski was seated for Mr. Krimmel.

1. PUBLIC HEARINGS:

A. Deborah L. Patterson/Owner – Map 017 – Block 220 – Lot 006 – Special Exception - 95 Burwell Road – Accessory Dwelling unit Attached to House.

Mr. Stoutenberg reported the application had been withdrawn.

B. Pizza Pete's/Applicant – Ten Realty, LLC/Owner – Map 37A – Block 122 – Lot 003 – 519 Main Street – Change in Use – Office to Retail.

The legal ad for the public hearing was read into the record. Mr. Stoutenberg explained that as the neighbors had not been provided proper notice, the public hearing should be continued.

MOTION: Mr. Steadman, Mr. Misiorski second, to continue the public hearing to the June 26, 2019 regular meeting; unanimously approved.

2. PENDING APPLICATIONS:

A. Deborah L. Patterson/Owner – Map 017 – Block 220 – Lot 006 – Special Exception - 95 Burwell Road – Accessory Dwelling unit Attached to House.

No business discussed.

B. Pizza Pete's/Applicant – Ten Realty, LLC/Owner – Map 37A – Block 122 – Lot 003 – 519 Main Street – Change in Use – Office to Retail.

No business discussed.

The agenda was modified to add an application regarding the library for an addition to the building.

3. NEW BUSINESS:

A. New Hartford Memorial Library Inc./Applicant and Owner – Map 37A – Block 122 – Lot 005 006 – 6-10 Central Avenue – Special Exception: Expand Library Use (Expand Building Size and Parking).

MOTION: Mr. Steadman, Mr. Post second, to accept this application and schedule a public hearing for July 10, 2019; unanimously approved.

A. 8-24 – Map 024 – Block 032 – Lot 010-A – 395 Town Hill Road – WMB Realty LLC – Gift of 31.05 Acres to the Town of New Hartford for a Park.

Mr. Jerram reviewed a conceptual plan reflecting a 31.05-acre parcel of land located on Town Hill Road, noting that this is the southerly abutter to the Castonguay property. He reported that the Beekley estate was seeking to donate the property to the Town as part of a long-term lease.

Mr. Jerram remarked about the views from this site, explaining how the heirs would like to donate this to the Town for a 25-year lease, at one dollar per year, with a 25-year option so long as the estate and the Town mutually agree on the use. Mr. Jerram noted that there would be no athletic fields as part of this use. Mr. Jerram indicated that Callahan Park has been enjoyed by the Town for thirty years under the same type of lease agreement.

MOTION: Mr. Steadman, Mr. Post second, to provide a positive referral pursuant to CGS§8-24 for the acquisition of 31.05 acres at 395 Town Hill Road as a gift, pursuant to the Plan of Conservation and Development; unanimously approved.

B. 8-24 – Map 37A – Block 126 – Lot 006 – 21 Church Street North – New Hartford Community Club – Add 12 Parking Places (5,500 sq. ft.).

Mr. Jerram reviewed a site plan revealing a portion of 21 Church Street North which he noted was between the Community Club's tennis courts and the New Hartford Post Office. He noted that the Community Club has agreed to lease an approximately 50'x100' parcel to the Town for additional parking. Mr. Jerram noted that the space will likely yield twelve parking spots in the Village Center Zone. He noted that it is one of the projects specifically mentioned under Section 6 of the Plan of Conservation and Development, *Continue to Enhance New Hartford Town Center*. Mr. Jerram reminded the Commission that it was one of the projects identified in the Master Plan at page 51.

Mr. LaPlante questioned the slope of the land and whether many trees need to be removed in order to have the appropriate grade for a parking lot. Mr. Jerram noted that there may need to be some minor grading work done but the Town is receiving the bottom, more level portion.

MOTION: Mr. Steadman, Mr. Misiorski second, to provide a positive referral pursuant to CGS§8-24 for the acquisition of a 50'x100' parcel of land at 21 Church Street North, pursuant to the Plan of Conservation and Development; unanimously approved.

4. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Consideration of Filling Alternate Vacancy on Architectural Review Committee.

Mr. Stoutenberg suggested the appointment of Brian Watson to the Architectural Review Committee, who works in residential and commercial real estate.

Discussion ensued. Mr. LaPlante shared that he would have liked additional information on the candidate before affirming his appointment.

MOTION: Mr. Stoutenberg, Mr. Steadman second, to appoint Brian Watson to the Architectural Review Committee; Motion passed with Mr. Misiorski, Mr. Steadman, and Mr. Stoutenberg voting aye while Mr. LaPlante was opposed and Mr. Post abstained.

Mr. Jerram provided updates on development in town. He noted that Dunkin has broken ground on Main Street as well as All-Star Storage further down Route 44. Mr. Jerram noted that Dean's Stove and Spa is also progressing very well.

5. APPROVAL OF MINUTES: May 8, 2019.

The May 8, 2019 Minutes should include the following changes:

The word in the sixth paragraph of the third page that reads, "artillery" should instead read "arterial".

MOTION: Mr. Stoutenberg, Mr. Steadman second, to approve the May 8, 2019 Minutes as amended; unanimously approved.

6. ZONING ENFORCEMENT OFFICER'S REPORT.

Mr. Lucas reported having spoken to the owner of 1170 Litchfield Turnpike who indicated that he had informed his tenant that under their lease agreement, there was no permission to engage in activity that contradicted the Zoning Regulations. Mr. Lucas also reported that he has a meeting scheduled for the following week to review step by step the procedures for gaining zoning approval including complying with setbacks, the uses that are permitted for the parcel, and to discuss the number of animals permitted. He noted that he will do his best to reign in what has been occurring at this location. Mr. Lucas noted that he will update the Commission with a progress report on his enforcement at this site.

7. CORRESPONDENCE.

No business discussed.

MOTION: Mr. Steadman, Mr. Post second, to adjourn at 7:35PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**