

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, February 12, 2020 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman Ted Stoutenberg, David Krimmel (7:05PM), Dan LaPlante, Marty Post, Jim Steadman, Alternates Tom McLoughlin and Mike Misiorski; Zoning Enforcement Officer Mike Lucas.

ABSENT: Jim Steadman and Alternate Peter Ventre.

Chairman Ted Stoutenberg the meeting to order at 7:00PM. Mr. Misiorski was seated for Mr. Steadman and Mr. McLoughlin was seated for Mr. Krimmel.

1. PUBLIC HEARINGS:

A. Joseph R. Petricone, Jr./Applicant – Martin Peabody (1860 LLC)/Owner – Map 36B – Block 119 – Lot 002 – 4 Bridge Street – Special Exception – Change of Use – to Retail/Pharmacy.

The legal ad for the public hearing was read into the record with it being noted as having run the requisite two times, January 31, 2020 and February 7, 2020, 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.

Joseph Petricone appeared before the Commission regarding this application. He explained that just prior to the current office, the space was utilized for retail. Mr. Petricone reported that no structural changes are necessary and that it will merely involve cabinetry to be installed. He noted that it would be a standard pharmacy with retail in the front of the store with basic supplies.

Mr. McLoughlin questioned when the store would be open. Mr. Petricone reported that it would likely be mid to late March.

The hearing was open to the public for comment.

Mary Beth Greenwood, identifying as the owner of 8 Bridge Street, spoke in favor of the application, opining that the pharmacy would be an excellent addition to the downtown.

Martin Peabody, identifying as the owner of the subject parcel, spoke in support of the application, explaining that he has owned the property for ten years and thought that he had received feedback about this pharmacy being a great addition to the downtown area.

Donna LaPlante of 77 Stedman Road spoke in favor of the application, agreeing that the Town center could use a pharmacy.

First Selectman Dan Jerram referred to the letter he submitted which had endorsed the proposal, noting that pharmacies are always the single most common request received from residents when discussing new businesses to be added to town.

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

2. PENDING APPLICATIONS:

A. Joseph R. Petricone, Jr./Applicant – Martin Peabody (1860 LLC)/Owner – Map 36B – Block 119 – Lot 002 – 4 Bridge Street – Special Exception – Change of Use – to Retail/Pharmacy.

MOTION: Mr. Stoutenberg, Mr. Post second, to approve the Special Exception as presented; unanimously approved with Mr. Stoutenberg, Mr. LaPlante, Mr. Post, Mr. McLoughlin, and Mr. Misiorski voting aye.

3. NEW BUSINESS:

None.

4. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

5. APPROVAL OF MINUTES: JANUARY 8, 2020.

MOTION: Mr. LaPlante, Mr. Misiorski second, to approve the January 8, 2020 Minutes; Motion approved with Mr. Stoutenberg, Mr. LaPlante, and Mr. Misiorski voting aye while Mr. McLoughlin and Mr. Post abstained.

6. ZONING ENFORCEMENT OFFICER'S REPORT.

Mr. Lucas reported an uptick in phone calls he is receiving with inquiries from potential buyers of properties in town regarding what the Zoning Regulations permit.

7. CORRESPONDENCE:

None.

MOTION: Mr. Post, Mr. McLoughlin, to adjourn at 7:15PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**