

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
SPECIAL MEETING MINUTES
New Hartford Town Hall – 530 Main Street
Wednesday, September 8, 2021 at 7:00 PM**

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

ABSENT: John Burdick and Jack Casey. Jim Steadman.

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

1. PUBLIC HEARINGS:

None.

2. PENDING APPLICATIONS:

A. Norbrook Farm Brewery, LLC/Applicant – Randolph L. & Joan M. Auclair, Trustees/Owner – Map 007 – Block 003 – Lot 20 & 20A – Litchfield Tpke. – Special Exception – Operate a Major Farm Stand.

MOTION: Mr. Steadman, Mr. Post second, to continue the public hearing in the matter of Norbrook Farm Brewery, LLC/Applicant – Randolph L. & Joan M. Auclair, Trustees/Owner – Map 007 – Block 003 – Lot 20 & 20A – Litchfield Tpke. – Special Exception – Operate a Major Farm Stand to the regular meeting of September 22, 2021; unanimously approved

3. NEW BUSINESS:

A. Clay & Susan Coppinger – Map 021 – Block 015 – Lot 39_40 – 216 Carpenter Road – Flood Plain Permit.

Professional Engineer Michael Sherman appeared before the Commission regarding this application. It was noted that this proposal had received approval previously but that the town's legal counsel had advised that this should be treated like a site plan approval. It was also noted that approval had recently been received from the Inland Wetlands Commission.

Mr. Sherman explained that his client's site plans had changed slightly following his client's health problems. No changes to the original flood plan have occurred, according to Mr. Sherman. He explained that the only area that is necessary to mitigate is the 26'x8' area which will see three cubic yards removed. Mr. Sherman indicated that grass seed in the resulting depression will likely function as a natural depression or a natural raingarden. He noted that the driveway is in the flood plain and will require cutting by a foot and a half. Mr. Sherman indicated the area does occasionally flood and indicated the location of the food plain for the benefit of the commission. He noted that the leaching galleys are outside of the flood zone.
Driveway in flood plain only cutting no filling

MOTION: Mr. Post, Mr. Misiorski second, to approve the application in the matter of Clay & Susan Coppinger – Map 021 – Block 015 – Lot 39_40 – 216 Carpenter Road – Flood Plain Permit; unanimously approved.

B. Garrett Homes, LLC/Applicant – Satans Kingdom, LLC/Owner – Map 044 – Block 013 – Lot 020 – 173A Main Street – Special Exception – Retail Building – 9100 Sq. Ft. – 25% Deferred Parking. (Public Hearing Scheduled for October 6, 2021.)

Mr. Stoutenberg reminded the Commission that each member should always refrain from making any comments on applications outside of a meeting as any subsequent decision could be appealed for such things.

4. OTHER BUSINESS TO COME BEFORE THE COMMISSION:

A. Workshop on Planed Housing Development Zoning Amendment.

Copies of a red-lined version of Section 5.8 (Designed Development Zones) were distributed to the Commission. Mr. Stoutenberg noted that the town's attorney would be present at the next regular meeting for a more in-depth conversation on the proposed language.

Mr. Lucas noted that there are spots in the suggested revisions that the commission will have to review about buildable acres and density. He explained that the lot was very steep. Additionally, Mr. Lucas noted that another consideration might be pedestrian circulation. He questioned whether the development should include language to take that into consideration. Mr. Lucas also noted that another consideration the Commission may want to consider related to the necessary widths of the road. He suggested that requirements on Open Space will also need to be considered.

5. APPROVAL OF MINUTES: August 18, 2021

The August 18, 2021 Minutes should include the following amendments:

- The public hearing in the matter of Norbrook Farm Brewery, LLC was continued to the September 8, 2021 regular meeting, not March 8, 2021 as reflected.

MOTION: Mr. Stoutenberg, Mr. Steadman second, to approve the August 18, 2021 Minutes as amended; unanimously approved.

5. ZONING ENFORCEMENT OFFICER'S REPORT.

While there was no Zoning Enforcement Officer's report, Mr. Jerram provided an update on the progress with the Bridge Street building devastated by the recent fire. He reported that the day following the fire, the Town Building Official and Fire Marshal issued an order to the Town to make the site safe because of the proximity to the street. Mr. Jerram noted that he had then met with the current owners to discuss the Town being in a better position to expedite the demolition. Mr. Jerram noted that in only a couple weeks and after consultation with the town's engineers, the building has been knocked down, the materials trucked away, and the site was stabilized. He reported a contract for this work had been signed by the Town for a sum of \$167K, noting that the first two invoices totaling \$160,600 have already been paid. He noted that the Town is trying to find assistance for the owner of the building.

6. CORRESPONDENCE:

None.

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

Respectfully submitted,
Pamela A. Colombie
Recording Secretary