

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
New Hartford Town Hall – 530 Main Street
Wednesday, October 27, 2021 at 7:00 PM**

PRESENT: Chairman Ted Stoutenberg, Dan LaPlante, Mike Misiorski, Marty Post, Jim Steadman, Alternates John Burdick, Jack Casey, and Robert Goodskey; Zoning Enforcement Officer Mike Lucas, and Town Attorney Mark Branse.

ABSENT: None.

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

1. PUBLIC HEARINGS:

A. 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.

The agenda had noted that no business would be discussed as the public hearing had been continued to the November 10, 2021 regular meeting at 7PM.

2. PENDING APPLICATIONS:

A. 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.

No business was discussed.

3. NEW BUSINESS:

None.

4. OTHER BUSINESS TO COME BEFORE THE COMMISSION:

A. Workshop on Planned Housing Development Zoning Amendment with Attorney Mark Branse.

The Commission reviewed draft language, as provided by Attorney Branse, regarding a floating zone. Mr. Post questioned whether the draft was prepared by Attorney Branse. He confirmed that it is a model that he had prepared.

Mr. Stoutenberg questioned the criteria for this type of floating zone, and whether the Commission wants to limit the location of this type of zone. It was determined that the floating zone would be applicable to an underlying zone which has access to public water and sewer and access to a state highway. Discussion ensued whether the commission wanted to allow mixed-use. The consensus was to allow mixed-use, commercial on the first floor and residential above.

The Commission reviewed density. They referred to Adaptive Reuse in the Zoning Regulations and noted that when this board was considering the repurposing of the mill building, they had adopted an allowance of eight units per acre. The consensus of the commission was that density be capped at six units per acre of buildable land with a bonus of up to two additional units for deed-restricted affordable units.

Attorney Branse reminded the commission that when multi-family units are approved, the developer always reserves the ability to rent them or own them.

The Commission reviewed the concept of Amenities as well as Open Space in the draft. They agreed that the language to be used note that the developer may include accessory residential, or the commission may require.

Family housing and age-restricted housing was then reviewed. Attorney Branse questioned whether the Commission would want to require a recreational component for family housing. The consensus of the board was to leave it open as Attorney Branse reminded them that they will have significant discretion with reviewing the proposals.

The consensus of the commission was to forgo a minimum parcel size. They agreed that a proposal under this regulation would require a road frontage, or easement, on a state highway with a minimum of 100'.

The Commission reviewed the setback requirements and agreed that it would be the same as the underlying zone.

The Commission reviewed the height requirement, agreeing that Attorney Branse would specify that the building could be up to four stories provided that the building is fully sprinklered.

A maximum impervious surface coverage of 75% was agreed to as part of the floating zone.

Attorney Branse explained that the Commencement and Completion of Construction section was included so that after an approval is granted, the developer begins within a reasonable period of time. The term for the completion will be five years, with the possibilities of three one-year extensions.

Mr. Post suggested that only a key map be included, but not to scale, explaining that it could take up half of the first page.

The section on access was reviewed. There was concern with the width of a boulevard. The consensus was that the minimum of the road should be 20' wide.

5. APPROVAL OF MINUTES: October 13, 2021.

The approval of the October 13, 2021 regular meeting minutes was deferred to the next meeting.

6. ZONING OFFICERS REPORT.

Mr. Lucas reported that he had a conversation with the owner of 495 Town Hill Road following a formal zoning complaint. Additionally, Mr. Lucas reported an invitation on November 22, 2021 at 6:30PM from the Open Space Commission. He noted that they are very interested in partnering with this commission.

With regards to the zoning violations on Litchfield Turnpike, opposite the Radwick sandwich plaza, Mr. Lucas provided the commission with an update. He reported that the tenant had not been occupying the property this past summer and indicated that the owner is working on the situation.

7. CORRESPONDENCE:

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

Respectfully submitted,
Pamela A. Colombie
Recording Secretary