

**New Hartford Planning and Zoning Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Wednesday, July 10, 2019 at 7:00 PM  
New Hartford Town Hall  
530 Main Street, New Hartford, Connecticut**

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

**ABSENT:** Alternate Peter Ventre.

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

**1. PUBLIC HEARINGS:**

**A. New Hartford Memorial Library Inc./Owner – Map 37A – Block 122 – Lots 005 & 006 6 & 20 Central Avenue – Special Exception – Expand Library Use – Site Plan Approval – Expand Building Size and Parking.**

The legal notice was read into the record, with it noted as having been published the requisite two times on June 28, 2019 and July 5, 2019 in a local newspaper. Additionally, Mr. Lucas noted that the Certificate(s) of Notice were received, providing evidence that notice of the public hearing had been provided to the abutting properties.

Phil Doyle of LADA appeared before the Commission regarding this application. Mr. Doyle reported that the Beekley Library was seeking to expand. He presented with elevation drawings, noting that a 5000 square foot addition was proposed for slightly downhill from the current driveway. The proposal included two special permit requests: one for the Library itself in the New Hartford Business Zone and one for a temporary parking deferral under the Parking Section of the Zoning Regulations, according to Mr. Doyle. The total square footage for the library as proposed would require forty-three parking spaces but thirty-seven would be finished as part of this project. Mr. Doyle noted that there would be an allowance maintained for six spots to be added in the future should it become necessary, but doing so now would result in a lot of the landscaping in the current front entrance of the building to be torn up and replaced.

Mr. Doyle introduced members of the Library team and invited them to share comments with the Commission.

Paul Cryan spoke on behalf of the Beekley Library Board of Directors, sharing a history of the development of the Library's campus noting his involvement dates back to 1982. He noted how the hours of the library had expanded over time. Mr. Cryan noted that benefactor Mason Beekley had envisioned the library to include a community hall.

Board of Directors President John Burdick spoke about who the library serves and who the library partners with in the community. He noted that the New Hartford Historical Society will be moving back into the library from their current location. Additionally, the Land Trust, the Women's Club, the catholic church, the garden club, the book guild, and the Rotary Club also use the library for their activities. Mr. Burdick noted the efforts underway to serve the teenage population in town. He noted the high-speed internet available at the library allows many folks to skype interviews.

Mr. Cryan spoke about the source of funding for the project, noting that much of the operating expenses of the library are from donations. He reported that the building projects have not used Town money in the past. This project will be funded through a combination of the Board's funds who have a balance of \$93,500, the \$150K proceeds from the old library sale, a contribution of \$120K from the Historical Society, a donation of \$50K from Northwest Community Bank, private donations in the sum of \$61,500, and a Connecticut grant in the sum of \$621K.

Library Staff, Director David MacHenry, reported that there are over 200 programs annually at the library. He noted that all but one, *Nights at the Beekley*, are free and open to the general public. Mr. MacHenry noted that the library features frequent lectures, a holiday marketplace, chamber music concerts, book talks, children's programs, computers and classes to teach patrons how to use computers, and public forums.

Mr. Doyle reported receipt of a positive referral from the Architecture Review Committee after appearing before them earlier. He reviewed the site plan and elevation drawings. Mr. Doyle noted that there is an easement that allows access to the service area of 519 Main Street. He noted that the employees of the pizza restaurant utilize the parking lot of the library through that easement agreement. Mr. Doyle noted that the plan for a major addition to the library moves the driveway down towards 2 Central Avenue. He noted the plans include a new crosswalk, explaining that most of the sidewalk in that area will be redone. Mr. Doyle pointed to the parking spaces that were in a faint gray color as areas that could be added at a later time. He noted that while the Zoning Regulations allow for either a permanent deferral of parking or a temporary deferral of parking, the Library sought a temporary deferral. He noted that the stormwater management plan has included provisions to include a future addition of the parking spaces should they become necessary. Reference was made to the Future Development Plan that had been included as part of this.

The Lighting Plan was reviewed. Mr. Doyle explained that the replacement lamps will be the town-standard lighting. He reviewed the construction sequencing, noting the area where the construction staging will be set near the circle, to protect the easement to 519 Main Street. However, library patrons and staff will need to use the public parking on the northwest side of Central Avenue during construction, according to Mr. Doyle. He explained that there is no crosswalk or handicapped entrance for the Central Avenue access. Mr. Doyle explained that this will need to be done in order to be activated during the construction phase.

Mr. Doyle reported review comments had been received from the Town's engineer regarding the erosion control plans. He noted that he and Professional Engineer Kevin Clark have responded to those comments and the town engineer has found no objection to those responses.

Mr. Doyle reviewed an easement that the neighboring parcel at 507 Main Street has provided to the Town. He explained it provided for seven parking spaces on their side of the boundary line and a reciprocal easement had been provided in which the Library parcel has offered additional parking spaces if needed for use by Dunkin'. After reviewing what the Library anticipates as a need for number of parking spaces, Mr. Doyle explained that they believe about twenty-seven are necessary on a regular given day, leaving ten spaces free under the current proposal.

Professional Engineer Kevin Clark addressed the stormwater management system, explaining it was designed for the ultimate development of the site, which includes any deferred parking and any other potential development that may occur. He noted that the stormwater management system is designed based on the amount of impervious surface on the site. Mr. Clark explained that two underground detention systems have been included as part of the proposal. Because

the subsurface conditions are unknown, Mr. Clark indicated that they will be installed in a liner. He referenced the detailed maintenance plan for the systems.

Mr. Stoutenberg questioned whether any consideration had been given to the stacking of cars during a funeral mass at the Catholic Church and how that might affect the library patrons during the construction process. Mr. Burdick agreed to discuss this with the church and owners of the nearby funeral home.

Mr. Steadman questioned whether any consideration had been given to converting Central Avenue to a one-way street. Mr. Doyle noted that the traffic problems with parking on that street have been relayed to him and the proposal includes adding NO PARKING signs during the construction process.

Mr. Post questioned whether the parking behind the church was a municipal lot. Mr. Doyle confirmed.

Mr. Krimmel questioned the time frame for construction from breaking ground to the completion of the project. Keith D'Angelo, both a resident of Gibson Lane and the builder on the project, estimated it will take between nine and twelve months, depending on the time of year that it begins. He noted that the proposal includes the engagement of volunteers within the community. Mr. D'Angelo explained that while this may extend the length of time for the project, it saves some money in the cost of the work and functions to build community pride and ownership in the project.

Mr. Post questioned the frequency for the maintenance of the detention basins and how often they would need to be cleaned out. Mr. Clark explained that the manufacturer recommends measuring the sediment of the detention basins during the first year to determine the frequency. He noted that he anticipates that it would not need to be cleaned more frequently than once every five years, explaining that the amount of sand used in parking lots has decreased dramatically.

The hearing was open to the public.

Susan Stag of 9 Brook Street shared her concerns with the lighting with the plan. She also had concerns with the noise from the construction in the area.

Nicholas Maltby of 46 Spencer Brook Road spoke in favor of the application, noting the beautiful building and appreciated that the theme of the architecture as being maintained in the design of the proposed addition.

Mark Worsman of 152 Turnbull Road, and identifying as New Hartford Fire Chief, shared his request for a conversion of Central Avenue in front of the building to a fire lane. He explained that the Fire Department cannot get a firetruck in the cul de sac in the rear of the building. Mr. Worsman spoke in favor of the addition of a community room to the building.

Georgia Austin of 528 Steele Road spoke in favor of the application, noting it as a safe place for the community's children.

Sally Rosengren of 495 Town Hill Road also spoke in favor of the application, noting the many programs the Library offers to the community.

Karen Tyson of 22 River Road in Pleasant Valley and former owner of Passiflora, spoke in favor of the application, noting that it is a great gathering place for students and seniors. She referred to the psychological health benefits libraries offer as community gathering places.

Donna LaPlante of 77 Stedman Road and identifying as the chairman of the Architecture Review Committee spoke in favor of the application, noting that board's full support of the plan as presented. As an Economic Development Commissioner, Ms. LaPlante opined that anything that brings people to the center of town has economic ripple effects to the businesses in this area. She encouraged more pedestrian-friendly development in town.

Mr. D'Angelo spoke in favor of the application, noting he has resided in town for 35 years.

Reference was made to a letter dated July 8, 2019 from LADA to Lenard Engineering agreeing to the modifications suggested. Mr. Doyle agreed to submit revised plans in this regard.

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

The Commission recessed from 8:29PM to 8:39PM.

## **2. PENDING APPLICATIONS:**

### **A. New Hartford Memorial Library Inc. / Owner – Map 37A – Block 122 – Lots 005 & 006 – 6 & 20 Central Avenue – Special Exception – Expand Library Use – Site Plan Approval- Expand Building Size and Parking.**

Mr. Krimmel exited the meeting at 8:30PM. Mr. Misorski was seated for Mr. Krimmel.

The temporary parking deferral request for parking was reviewed with it being noted that should the additional spaces be deemed necessary at a later point in time, the owner has six months to comply with a request to add them from when this Commission makes the request. Discussion also ensued regarding a conversion of Central Avenue to one-way. It was noted that this is a matter that needs to be reviewed and considered by the Board of Selectmen.

**MOTION:** Mr. Steadman, Mr. Misorski second, to approve the Special Exception application for the New Hartford Memorial Library per the submitted plans to expand the library use with the expanded building size and the temporary parking reduction deferral pursuant to the Zoning Regulations, finding that there is sufficient parking spaces at the top of the hill at this site coupled with the available parking at the Dunkin' property, as requested, subject to the following conditions:

1. Shields to be added to the lighting on the south side of the parcel, or plantings to be added, to screen the illumination from Route 219; and
2. All modifications listed in letter dated July 8, 2019 from LADA be incorporated into the plans;  
*unanimously approved.*

### **B. John A. Austin Jr./Applicant – John A. Jr. & Georgia Ganem Austin/Owners – Map 029 – Block 013 – Lot 36B – 528 Steele Road – Special Exception – Accessory Dwelling.**

This application was accepted with a public hearing scheduled for a special meeting scheduled for August 14, 2019.

**C. Camp Workcoeman, Connecticut Rivers Council/Owner – Map 06A – Block 112 – Lot 78-79 – 169 Camp Workcoeman Road – Site Plan Review – Construct a Waterfront Activities Pavilion.**

Mr. Stoutenberg explained that as the buildings are already at this camp and the proposal was for a simple addition, a determination was made that this approval could be sought in the form of a site plan review, not necessitating a public hearing.

Professional Engineer David Sacco of TPA Design Group appeared before the Commission regarding this application. Mr. Sacco reported that Camp Workcoeman would like to construct a water-activities pavilion adjacent to their existing swimming area at their beach. He noted that this will be an educational facility with changing rooms but indicated that it would include no showers or running water nor need for septic facilities. He explained that the roof will pitch back to capture the runoff and avoid using gutters for the building. Mr. Sacco indicated that the work is within the seventy-five (75') foot West Hill overlay buffer area. He noted that moving it further back results in a need for greater excavation and removal of more trees.

Mr. Sacco reported having already received approval from the Inland Wetlands Commission. He reviewed the stormwater management plan, explaining the runoff will fall into the infiltration swale behind the structure, noting that there will be a small yard drain which is higher than the bottom of the swale, functioning as an overflow measure.

**MOTION:** Mr. Steadman, Mr. Misiorski second, to approve the site plan for Camp Workcoeman; motion passed with Mr. Stoutenberg, Mr. Steadman, Mr. LaPlante, and Mr. Misiorski in favor while Mr. Post abstained.

**4. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**

None.

**5. APPROVAL OF MINUTES: June 26, 2019.**

**MOTION:** Mr. Steadman, Mr. Post second, to approve the June 26, 2019 Minutes; unanimously approved.

**6. ZONING ENFORCEMENT OFFICER'S REPORT:**

**7. CORRESPONDENCE:**

None.

**MOTION:** Mr. Post, Mr. LaPlante second, to adjourn at 8:59PM; unanimously approved.

**Respectfully submitted,**

**Pamela A. Colombie  
Recording Secretary**