

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, January 12, 2022 at 7:00 PM
Held Remotely Via ZOOM**

PRESENT: Chairman Ted Stoutenberg, Mike Misiorski, Marty Post,
Alternates John Burdick and Robert Goodskey; Zoning Enforcement Officer Mike Lucas
and Attorney Mark Branse.

ABSENT: Dan LaPlante, Jim Steadman, and Alternate Jack Casey.

Chairman Ted Stoutenberg the meeting to order at 7:03PM. Mr. Burdick and Mr. Goodskey were seated for Mr. LaPlante and Mr. Steadman.

1. PUBLIC HEARINGS:

A. Town of New Hartford – Text Amendment: Add Section 5.8 Designed Development Zones.

Mr. Lucas confirmed that the public hearing was published the requisite two times in the Hartford Courant. Additionally, he reported that the abutting towns had received proper notice of the proposed text amendment. Mr. Lucas indicated that the Northwest Hills Council of Governments had reviewed the same and found no conflict with the Regional Plan of Conservation and Development.

Mr. Stoutenberg reminded commissioners that the intention of the proposed text amendment was to add a provision for housing for persons due to age or health or other reasons, require a more compact residential pattern. He noted that the conditions for this type of zone included a requirement that it be connected to public sewer and water and adjacent to a state highway.

The hearing was open to the public.

First Selectman Dan Jerram noted that the Town had been seeking a senior-oriented development for several years. Praising the requirement that a development under this regulation would be required to be connected to public utilities and adjacent to a state highway, he opined that this is a good option for resident seniors to stay in New Hartford.

Attorney Mark Ziogas of 88 Valley Street, located in Bristol, Connecticut, questioned whether there might be a conflict in the language of the regulation as it pertained to public water. He also shared his confusion with Design Community Residential and Design Elderly Residential. Attorney Ziogas noted there did not appear to be any difference between the two.

Attorney Branse suggested the elimination of the language reading “...accept the effluent in a safe and harmless manner, in the quantities proposed, shall be adequate...” in Section 5.8.3.1.F. The commission agreed. Attorney Branse explained that he had been inclined to think that the commission would want different uses to allow for different densities. He explained that an applicant may want to apply for a strictly elderly development.

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

2. PENDING APPLICATIONS:

A. Town of New Hartford – Text Amendment: Add Section 5.8 Designed Development Zones.

MOTION: Mr. Burdick, Mr. Goodskey second, to approve the Designed Development Zone as drafted with changes suggested at this meeting with an effective date of February 2, 2022; unanimously approved.

Following the motion but preceding the vote, Mr. Post questioned whether the text amendment could be modified after the approval. Attorney Branse confirmed changes could be made following another public hearing.

3. NEW BUSINESS:

None.

The agenda was modified to add approval of the December 8, 2021 Minutes.

4. APPROVAL OF MINUTES:

The December 8, 2021 Minutes should include the following modifications:

- The language in the second full paragraph on the second page that reads, “...*Mr. Misiorski questioned the location of the light and whether it was shown on the provided rendering...*” should instead read, “...*Mr. Burdick questioned the location of the light and whether it was shown on the provided rendering...*”

MOTION: Mr. Post, Mr. Burdick second, to approve the December 8, 2021 meeting minutes as amended; unanimously approved.

4. OTHER BUSINESS TO COME BEFORE THE COMMISSION:

Mr. Lucas reported the scheduling of a site walk of the potential housing development on Route 44 at the former Karin & Karin property by the Inland Wetlands Commission for Friday, January 14, 2022 at noon.

MOTION: Mr. Post, Mr. Burdick second, to adjourn at 7:20PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**