

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Town Hall, 538 Main Street, 2nd Floor Conference Room, New Hartford, Connecticut
Wednesday, September 14, 2022 at 7:00 PM**

PRESENT: Chairman Ted Stoutenberg, Dan LaPlante, Mike Misiorski, Marty Post, and Jim Steadman; Zoning Enforcement Officer Mike Lucas.

ABSENT: Alternates John Burdick, Jack Casey, and Robert Goodskey.

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

1. PUBLIC HEARINGS:

A. Matthew C. Norton – Map 028 – Block 015 – Lot 007 – 603 Steele Road – 1 Lot Subdivision & Construction of Single-Family Dwelling.

The legal ad for the public hearing was read into the record with it noted as having run the requisite two times in the Hartford Courant, on September 2, 2022 and September 9, 2022. It was also noted that the Certificate(s) of Mail were received serving as evidence that notice of the public hearing had been provided to the abutting property owners.

Land Surveyor Brian Denno, accompanied by his client Matthew Norton, appeared before the commission regarding this application. Mr. Denno explained that the property was originally 60+ acres when his client had purchased it, prior to his selling 55 acres of the parcel to the Metropolitan District Commission (MDC). Mr. Denno noted that his client retained 13.92 acres and lives in the existing house on the property. He explained that his client would like to create a rear lot and build a dwelling into the earth. He noted the plan to include a 4.6-acre lot with access to the rear. Mr. Denno referred the commission to the plans, noting the location of the conservation easement on the lot, sized at just over an acre and the area that was being planned for an agricultural easement. Mr. Denno confirmed that a turnoff had been included for the driveway, for every 150 feet, pursuant to the driveway regulations. He noted that the lot meets all of the regulations but for frontage.

Mr. Steadman noted that rear lots were required to be double in size. Mr. Denno agreed, noting that there was 125' of frontage. Mr. Steadman questioned the length of the driveway. Mr. Denno reported it to be 800' in length. Mr. Denno explained that the driveway was relatively flat but for two spots. Mr. Misiorski questioned the drainage for the retaining wall and whether there were any spec sheets included, to provide more detail on curtain drains, etc. Mr. Denno noted that there will be a drain behind the wall and confirmed that it would be backfilled with stone. Mr. Denno confirmed that if the retaining wall ends up being over 4', a professional engineer will have to design it. He noted the area planned for a large rain garden.

Mr. Post questioned whether the septic system will include a pump noting the first-floor elevation being at 643' and the septic system planned at 649'. Mr. Denno confirmed.

Mr. Norton addressed the commission explaining his history of ownership of the land and the natural resources of the land leading him to want to construct a new house at this location.

The hearing was open to the public.

Glenn Atwood of 95 Bruning Road questioned whether the plan was to install underground utilities. Mr. Norton confirmed.

Mr. LaPlante noted that the applicant has been a great neighbor and spoke in favor of the application.

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

B. William B. & Mary H. Hall – Map 016 – Block 034 – Lot 5-1 – 322 Bruning Road – 1 Lot Subdivision & Construction of a Single-Family Dwelling.

The legal ad for the public hearing was read into the record with it noted as having run the requisite two times in the Hartford Courant, on September 2, 2022 and September 9, 2022. It was also noted that the Certificate(s) of Mail were received serving as evidence that notice of the public hearing having been provided to the abutting property owners.

Project Engineer Tom Grimaldi of Hiltbrand Engineering appeared before the commission regarding this application. Mr. Grimaldi reviewed the site, noting that the 5.5-acre lot, to be cut from the larger 74.9-acre parcel, is on the northwest corner of the property. He explained that the site is generally an open field, explaining that it has been maintained as a meadow. Mr. Grimaldi reported the project as having already received approval from Farmington Valley Health District for the septic system and well. He noted that the wetlands crossing for the driveway had also already been approved by the Inland Wetlands Commission a month earlier. Mr. Grimaldi explained that the driveway had been located in the area with the best sight line.

Mr. Grimaldi reported a plan had been prepared for stormwater management, with the end result being no net increase in runoff pre- and post-construction. He noted that there would be no gutters on the home because there will be drains around the dwelling which will promote groundwater infiltration and recharge, which will be piped to the raingarden. Mr. Grimaldi noted the footing drains would also be piped to the raingarden, noting that all water will be recharged on the site.

Mr. Post had questioned the slope on the site. Mr. Grimaldi noted the area of the steepest grade, indicating it was only 6% to 8%. Mr. Steadman questioned the length of the driveway. Mr. Grimaldi noted that it was 480'. Mr. Grimaldi noted that the only fill that will be brought onto the site is two hundred yards of process aggregate and 240 yards of septic fill.

The hearing was open to the public.

Mr. LaPlante spoke in favor of the application.

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

C. Abbie Saccary/Applicant – Abbie & Rosemarie Saccary/Owner – Map 014 – Block 007 – Lot 001 – 1011 Litchfield Turnpike – Special Exception – Accessory Dwelling Unit. Abbie Saccary/Applicant – Abbie & Rosemarie Saccary/Owner – Map 014 – Block 007 – Lot 001 – 1011 Litchfield Turnpike – Special Exception – Accessory Dwelling Unit.

The legal ad for the public hearing was read into the record.

The mother and the father of the applicant appeared before the commission, reporting the septic system would be expanded by 2000 gallons. It was noted that a reserve area for the septic system had also been identified and approved.

Mr. Lucas reported that he had reviewed the application and confirmed that it met the zoning regulations for an accessory dwelling unit.

The hearing was open to the public. No comment was received.

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

2. PENDING APPLICATIONS:

A. Matthew C. Norton – Map 028 – Block 015 – Lot 007 – 603 Steele Road – 1 Lot Subdivision & Construction of Single-Family Dwelling.

MOTION: Mr. Post, Mr. Misiorski second, to approve the application in the matter of Matthew C. Norton – Map 028 – Block 015 – Lot 007 – 603 Steele Road – 1 Lot Subdivision & Construction of Single-Family Dwelling; unanimously approved.

B. William B. & Mary H. Hall – Map 016 – Block 034 – Lot 5-1 – 322 Bruning Road – 1 Lot Subdivision & Construction of a Single-Family Dwelling.

Mr. Post was curious why this proposed development was not achieved with a free cut. Mr. Lucas noted that a first free split had already occurred previously.

MOTION: Mr. Post, Mr. Misiorski second, to approve the application in the matter of William B. & Mary H. Hall – Map 016 – Block 034 – Lot 5-1 – 322 Bruning Road – 1 Lot Subdivision & Construction of a Single-Family Dwelling; unanimously approved.

C. Abbie Saccary/Applicant – Abbie & Rosemarie Saccary/Owner – Map 014 – Block 007 – Lot 001 – 1011 Litchfield Turnpike – Special Exception – Accessory Dwelling Unit.

MOTION: Mr. Steadman, Mr. Misiorski second, to approve the application in the matter of Abbie Saccary/Applicant – Abbie & Rosemarie Saccary/Owner – Map 014 – Block 007 – Lot 001 – 1011 Litchfield Turnpike – Special Exception – Accessory Dwelling Unit; unanimously approved.

The agenda was modified to take up discussion of the *New Hartford Land Trust Grant Proposal Letter* ahead of *New Business*.

3. CORRESPONDENCE:

A. New Hartford Land Trust Grant Proposal Letter

Noting that there was no map provided, Mr. Post questioned whether there were any wetlands on the parcel. Mr. Lucas confirmed. Mr. LaPlante questioned whether the Town of New Hartford bears any responsibility for the land after the New Hartford Land Trust acquires it. Mr. Lucas indicated that the Town would not, explaining that it would be held solely by the New Hartford Land Trust who would be responsible with carrying the insurance and for anything that might go wrong. Mr. LaPlante advised the commission that the parcel at one point was a junkyard with over two hundred cars there. He noted that he believed that it was land locked. Mr. Post suggested that approval of the letter should be delayed until there is more information. Mr. LaPlante questioned whether the ground might be contaminated and whether trails would be installed after the land is acquired. Mr. Stoutenberg noted that the draft letter indicated that there would be trail expansion on this 77-acre property.

There was discussion on whether there was any information available on the proposed purchase price for the property. The commission did not have any information in that regard.

Mr. Post shared his concerns that there were no plans or maps on this property. Mr. LaPlante questioned what the taxes were on this parcel. Mr. Lucas noted that he had no information in that regard.

Mr. Lucas suggested that he could get more information from New Hartford Land Trust President Madeline McClave and would forward the same to the commission. Mr. Stoutenberg suggested that it be communicated that the commission endorses the concept but believes the Trust should be advised that there is concern over what may be serious environmental issues and ownership issues with this property.

4. NEW BUSINESS:

None.

5. OTHER BUSINESS TO COME BEFORE THE COMMISSION:

None.

6. APPROVAL OF MINUTES: June 22, 2022 & August 17, 2022.

MOTION: Mr. Post, Mr. Steadman second, to approve the June 22, 2022 Minutes; unanimously approved.

MOTION: Mr. Post, Mr. Steadman second, to approve the August 17, 2022 Minutes; unanimously approved.

7. ZONING OFFICERS REPORT:

Mr. LaPlante questioned whether Mr. Lucas had seen the sign in the cul-de-sac on Old Steele Road. Mr. Lucas indicated that he had not. Mr. LaPlante provided details on the sign's contents. Mr. Lucas opined that it was a civil matter.

MOTION: Mr. Post, Mr. Misorski second, to adjourn; unanimously approved. The meeting adjourned at 7:57PM.

**Respectfully submitted,
Pamela A. Colombie
Recording Secretary**