

**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, October 12, 2022 at 7:00 PM**

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

ABSENT: Alternate Jack Casey.

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

1. PUBLIC HEARINGS:

None.

2. PENDING APPLICATIONS:

None.

3. NEW BUSINESS:

None.

4. OTHER BUSINESS TO COME BEFORE THE COMMISSION:

A. Tim Bobroske / New Hartford Village LLC – Map 044-Block 013-Lot 020/ 173C Main Street. Review of Preliminary Plan for housing and commercial development.

Noting the number of individuals at the meeting who may be interested in the proposed development, Mr. Stoutenberg reminded the commission that this was not a public hearing but only an opportunity for the developer to kick around what he is considering. Tim Bobroske appeared before the commission regarding this preliminary proposal. His attorney, Mark Ziogas, accompanied him, along with his engineer Wayne Zirella and his surveyor Todd Clark. Mr. Bobroske reported he had an agreement on an option to purchase the 159-acre site, noting that his development team had been working on the engineering for over three and a half months. He noted there was a commercial component for the project included for thirty acres. Mr. Bobroske reported that he was also consulting with a developer on a hotel for the site. He relayed having consulted with a company, Pyramid Global, from Boston. Other concepts that are being considered included an assisted living center, business and science center, a carwash, and a drive-through coffee shop, according to Mr. Bobroske.

Mr. Bobroske noted that age-restricted, age-targeted, and workforce housing were being considered.

Mr. Clark explained that when the site was first looked at, there was a realization that the entire site needed to be developed in order to make it work. A large part of that would be the hotel, according to Mr. Clark. He indicated that they would likely want to subdivide the hotel piece from the rest of the parcel and a way to do that would still need to be figured out. Mr. Clark indicated the main access was proposed to be through the existing Marandino's Plaza, which as he explained, would also provide an added benefit of the traffic light. Because there is no outlet road planned, the drive will be required to be a boulevard and not a loop, according to Mr. Clark.

Mr. Clark explained that the code only allows for 2000 feet for a cul-de-sac, noting that this planned road will be 7000 feet to the end of it. To get a loop system going, he noted, a boulevard would be planned. Mr. Clark noted that initially, the developer had thought that he

would be positioned to buy 150 feet of frontage, four to five hundred feet north of the traffic light, but it turned out the boulevard wouldn't be possible there due to an easement. Mr. Clark noted that the traffic light will be appreciated on the high traffic road, noting that an easement had been received from the plaza and the bank. Mr. Clark explained that a 50' road through the wetlands would not be possible but they had designed a 26' road through the wetlands with an emergency access through Dollar General and the warehouse.

Due to the topography, Mr. Clark noted that a pump station for the sewer will be necessary. He noted that they anticipated bringing the water line down to the development site, too. Mr. Clark indicated that it would be kept on the east side of Route 44 while the building site was on the west side of Route 44.

As Mr. Post questioned the boulevard, Mr. Bobroske explained that there would be no median in the center of the road. It would instead meet a minimum width as requested by the fire department and would include either imprinted concrete or imprinted asphalt. Mr. Clark explained that currently, the Town requires twenty feet of pavement on one side, a ten-foot median, and then twenty feet of pavement on the other side of the median. Mr. Zirelli noted that he had been contemplating a text amendment to the zoning regulations for the minimum width of the road to 34' (12' lane, 10' median, 12' lane) with a visible delineation of the median, allowing a very wide road. Mr. Post noted that a 12' lane was not very wide. Mr. Zirelli agreed, explaining that with the median being flush with the other lanes, emergency vehicles had the potential for 34' of a travel path. Mr. Bobroske explained that the Town would not be maintaining the road as it would be the owner's responsibility for snow removal. He explained how it would benefit traffic flow from the other individual roads and was why he met with the Fire Department. Mr. Bobroske reported the Fire Department was comfortable with the design.

Mr. Clark reviewed the initial stormwater management design. He apologized for having turned off the grading layer on the plans that he was reviewing before the commission. Mr. Clark noted that the development team was still considering uses for what he calls the west side of the saddle, noting that they were reviewing a shared garden area, a dog park, and/or open space. Mr. Bobroske explained that they were also looking for a walking area as the plans will include paths for walking, too. Mr. Steadman questioned whether that area was wooded. Mr. Clark confirmed, noting that years ago someone had cleared what appeared to be campsites. Mr. Clark noted that there were spots in there as steep as 12% to 13%, noting that the steepest part on the main road was 9.8%.

Mr. Stoutenberg questioned the planned parking. Mr. Zirelli noted that each unit had a garage and at least one space in front of it. He explained that most units will have three spots each. Mr. Bobroske noted that there would also be some outside additional parking spaces and garages. Mr. Stoutenberg questioned overflow parking for holidays. He questioned whether the road would remain private or be turned over to the town eventually. Mr. Bobroske indicated that it would all be private. Mr. Stoutenberg questioned what would happen with the haul road, noting that it was part of a permit for a sand and gravel operation. Mr. Zirelli noted that there was eighteen months remaining to that permit.

Mr. Steadman questioned the phasing for the project. Mr. Bobroske noted that he was unsure but as he noted that he was estimating optimistically, it would take at least three years. Depending on the economy, it might take longer, according to Mr. Bobroske. He explained that the financing may dictate how quickly it gets developed.

Mr. Goodskey questioned whether there would be a basement or slabs. Mr. Bobroske indicated that they would be full basements with walk-outs.

Mr. Stoutenberg questioned whether the dog park would be open to the public. Mr. Bobroske indicated that had not yet been determined. He noted that he had been considering donating a portion of land to the Town for construction of a senior center, explaining that it would not be his team building it though.

Mr. Steadman questioned whether any affordable housing would be included in this development. Mr. Bobroske indicated that there would not be, explaining that he did not see that as a viable option.

Mr. Post questioned why the primary access point was in the Marandino's Plaza and the bank. Mr. Bobroske explained that the approved plan for Dollar General precluded an access in that area. Attorney Ziogas explained how the Marandino's Plaza entrance would save on costs for the State of Connecticut Department of Transportation (DOT) approval and the construction costs associated with a traffic light. It was also noted that the narrower roadway would save on costs, too.

Mr. Stoutenberg suggested the development team review and consider the existing parking spaces that appeared to be in the right-of-way and how far the delivery trucks stick out when considering using the plaza drive as the main entrance.

Mr. Zirelli noted that the DOT does not want multiple traffic lights close together. Mr. Post questioned the distance of the traffic lights. Mr. Clark noted it would be 700 feet. Mr. Post noted that was better than East Main Street in Torrington, suggesting that the traffic light could have a pressure plate.

Mr. Stoutenberg also suggested the walking system/pathway be shown on the plans, too. Mr. Zirelli opined that a 50' roadway system was not likely to be something people would want to walk, and thought that painting a stripe on the edge of it might be okay. Mr. Burdick noted that walkability is something that the town likes to see and explained that if the multiuse trail happens along Route 44, it would be good to have that option to walk. Mr. Clark questioned Mr. Bobroske as to whether people would be allowed to walk on this property. Mr. Zirelli noted that they were reviewing the recreational areas for this purpose. Mr. Burdick questioned whether the open space would be permanent open space. Attorney Ziogas confirmed.

Mr. Stoutenberg questioned why the area below the two-acre of farmland was not shown as planned for open space. Mr. Bobroske explained that was the location of the dog park. Mr. Zirelli noted that it could be worked out with the Town and that the environmental consultant will review it.

Mr. Bobroske sought Mr. Goodskey to comment on the discussion with the Fire Department regarding the boulevard. Mr. Goodskey explained his preference was to leave those comments to the chief and did not want to speak out of turn. Mr. Bobroske pressed, asking Mr. Goodskey to concur with his reporting on the chief's comments. Mr. Goodskey recalled the chief requesting that the median not be raised and the emphasis being on the width.

Mr. Steadman questioned whether there had been discussions with the Water Pollution Control Authority. Mr. Bobroske confirmed, noting that they have been very receptive.

5. APPROVAL OF MINUTES - September 14, 2022:

MOTION: Mr. Post, Mr. Misiorski second, to approve the September 14, 2022 Minutes; unanimously approved.

6. ZONING OFFICERS REPORT:

Mr. Lucas reported that he had expected to receive the application on the New Hartford House on the day following this meeting. He noted that a public hearing would be scheduled for November 9, 2022. Mr. Lucas indicated that an application for a text amendment to the zoning regulations and a revised site plan would also be received and reviewed.

7 CORRESPONDENCE:

None.

MOTION: Mr. Post, Mr. LaPlante second, to adjourn; unanimously approved. The meeting adjourned at 8:03PM.

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