

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, February 8, 2023 at 7:00 PM

**PRESENT:** Chairman Mike Misiorski, Ted Stoutenberg, Glen Atwood, Dan LaPlante, Marty Post, and Alternates John Burdick and Robert Goodskey; Zoning Officer Mike Lucas

Chairman Mike Misiorski called the meeting to order at 7:00PM.

**1. PUBLIC HEARINGS:**

**A. Colby Engineering & Consulting, LLC/Applicant – Donald & Wendy Balducci/Owner – Map 017 – Block 230 – Lot 003 – 408 Niles Road – Subdivide 1 Lot Off of Existing House.** Bill Colby speaking on behalf of owners, looking to split into two lots to create a second buildable lot. Driveway for second lot was discussed, as well as the open space proposed.

**B. Robert Goldberg/Applicant- MBE 186, LLC/Owner – Map – 044 – Block – 137 – Lot – 019 – 186 Main Street – Indoor and Outdoor Recreation** Robert Goldberg looking to open new sports/recreation business, archery dodgeball. Describes how the game works, and other activities they hope to host within the space. Shows the equipment to be used to play and keep players safe. Hope to utilize some outdoor space as well. Number of parking spaces discussed. Landscaping plan was discussed. Property lines are discussed. Concerns about outdoor play were voiced. Outdoor lighting and hours of operation discussed as well as potential age restriction being 12 years old and up. General consensus from the commission is they would like to see a more accurate site plan done to scale, with hesitation to explore the outdoor option, but requesting more specific plans for barriers if it is something to be pursued. Motion made to continue discussing this application at next meeting, all approve.

**2. PENDING APPLICATIONS:**

**A. Colby Engineering & Consulting, LLC/Applicant – Donald & Wendy Balducci/Owner – Map 017 – Block 230 – Lot 003 – 408 Niles Road – Subdivide 1 Lot Off of Existing House.** Mr Stoutenberg makes motion to approve, seconded with the conditions that drafting gets changed slightly as discussed. All approve.

**B. Robert Goldberg/Applicant- MBE 186, LLC/Owner – Map – 044 – Block – 137 – Lot – 019 – 186 Main Street – Indoor and Outdoor Recreation** – To be continued on March 8<sup>th</sup>.

**3. NEW APPLICATIONS:** None

**4. OTHER BUSINESS:** None

**5. MEETING MINUTES:** December 7, 2022; not available as of yet.

**6. ZONING OFFICER'S REPORT:** None

**7. COORESPONDENCE:** None

**MOTION:** To adjourn made at 7:46pm. All approve.