

**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, December 14, 2023 at 7:00 PM**

PRESENT: Chairman Ted Stoutenberg, Mike Misiorski, Glen Atwood, Dan LaPlante, Marty Post, and Alternates John Burdick and Robert Goodskey; First Selectman Dan Jerram. **Absent:** Mike Lucas - ZEO

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

1. PUBLIC HEARINGS:

A. Dhaval Patel of DHA Properties LLC - Applicant/Owner – Map 36B – Block 119 – Lot 004 – 2 Bridge Street & Map 36B – Block 119 – Lot 005 – 526 Main Street – Special Exception and Site Plan to Allow for Rebuild of New Hartford House. Confirmed notices had been posted. Phillip Doyle speaking on behalf of Dhaval Patel, owner (also present) seeking site plan approval and special permits for usage as the building has existed prior to 1816 with various uses. Would like building to be used as previous – multi-family living, retail business, low-turnover restaurant, medical office or clinic. Maintain setbacks as they existed for previous building, but rise to 4 stories high. Sidewalks and patio would be rebuilt. Mechanicals to be located to the back in service area. Dumpsters and snow removal to be treated as they always had been. Pending state approval for changing the curb on the Main Street side of the sidewalk, but state DOT won't discuss this proposed change until approval received on town level. Roof-top seating area a possibility, but not a definitive part of the plans as of yet. Mr. Jerram made sure to clarify on record that the patio being reconstructed was to encourage some outdoor seating for a restaurant as had been done previously. Mr. Doyle confirmed that this was the case.

MOTION: To close hearing made by Mr. Post, second by Mr. Misiorski. All approve.

2. PENDING APPLICATIONS:

A. Dhaval Patel of DHA Properties LLC - Applicant/Owner – Map 36B – Block 119 – Lot 004 – 2 Bridge Street & Map 36B – Block 119 – Lot 005 – 526 Main Street – Special Exception and Site Plan to Allow for Rebuild of New Hartford House.

MOTION: To approve application made by Mr. Post, seconded by Mr. Misiorski. All approve.

3. NEW BUSINESS: None

4. OTHER BUSINESS:

A. Election of Officers: Mr. Misiorski nominated to be Chairman by Mr. Stoutenberg, second by Mr. Post. All approve. Mr. Post volunteers to be Vice Chairman, all approve.

B. Approval of 2023 Meeting Schedule: All approve.

C. Approval of Minutes: November 8, 2022; All approve.

D. Zoning Officer's Report: None

E. Correspondence: None

MOTION: To adjourn made by Mr. Stoutenberg, seconded by Mr. Post. All approve.