

New Hartford Planning and Zoning Commission  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Town Hall, 530 Main Street, New Hartford, Connecticut  
Wednesday, April 12, 2023 at 7:00 PM  
Hybrid: Sessions Conference Room & Zoom

**PRESENT:** Chairman Mike Misorski, Ted Stoutenberg, Glen Atwood, Marty Post, Dan LaPlante and Alternates John Burdick and Mike Zordan; Zoning Officer Mike Lucas, First Selectman Dan Jerram

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

**1. PUBLIC HEARINGS:**

**A. Nicholas Labbadia - Owner/ Applicant – Map – 035 – Block – 013 – Lot – 039 – 576 Steele Road – Accessory Dwelling Unit** Mr. Misorski states that Mr. Burdick will sit in for Mr. LaPlante. Mr. Labbadia states that he is adding the accessory dwelling within his existing house in currently unfinished upstairs space so that a live-in aide could move in to avoid having to go to a nursing home as he gets older and may need assistance. Mr. Stoutenberg inquires as to the number of parking spaces available, and Mr. Labbadia responds that there is plenty of room. Mr. Post clarifies where in the house the changes will be made and that Farmington Valley Health District has approved. Dan Jerram speaks as a member of the public in support of this project.

**MOTION:** Mr. Post makes a motion to close the hearing, second by Mr. Stoutenberg: all approve.

**2. PENDING APPLICATIONS:**

**A. Nicholas Labbadia - Owner/ Applicant – Map – 035 – Block – 013 – Lot – 039 – 576 Steele Road – Accessory Dwelling Unit**

**MOTION:** Mr. Post makes a motion to accept the application, second by Mr. Atwood: all approve.

**3. NEW APPLICATIONS:**

**A. Scott & Debra Lindell – Owner/ Applicant – Map- 029 – Block – 030 – Lot – 013 – 518 Town Hill Road – Site Plan Application- Expansion of Farm Stand** Mr. LaPlante has arrived and will resume his position as a regular member. Mr. Lucas explains that they are looking to expand the existing farmstand with a pre-built shed. Mr. Stoutenberg inquires if the existing cart-stand will be staying, and Mrs. Lindell states that unfortunately they don't anticipate it remaining as it is falling apart. Set-back requirements for a farmstand is discussed. Mr. Lucas clarifies that this is an existing location that has been active, and just an expansion due to receipt of a grant. Mr. Jerram inquires if a reasonable accommodation would be to request a surveyor to confirm the location is the required distance from the property line. Mr. Stoutenberg agrees that would be acceptable.

**MOTION:** Mr. Post makes a motion to accept and approve with the condition that the building is confirmed to be 35' from the property line, not the travel lane, Second by Mr. Stoutenberg: all approve.

**4. OTHER BUSINESS:** None

**5. MEETING MINUTES:** January 26, February 8, February 22 and March 8, 2023

**MOTION:** Made to accept by Mr. Stoutenberg, Second by Mr. Atwood: all approve.

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

**7. OTHER BUSINESS:** Mr. Post commented on the Zoom conference that the commission participated in, and found it to be resourceful and helpful. A lot of agreement from around the table.

**MOTION:** Made by Mr. Post to adjourn made at 7:29 pm, second by Mr. Stoutenberg: all approve.