

New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Town Hall, 530 Main Street, New Hartford, Connecticut
Wednesday, June 28, 2023 at 7:00 PM

PRESENT: Chairman Mike Misiorski, Ted Stoutenberg, Glen Atwood, Marty Post, Dan LaPlante and Alternates Robert Goodskey, Mike Zordan; Zoning Officer Mike Lucas, First Selectman Dan Jerram

ABSENT: Alternate John Burdick

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

1. PUBLIC HEARINGS:

A. Daniel Raymond/Applicant – Daniel A. & Rebecca D. Raymond/Owner – Map 007 – Block 003 – Lot 19E-2 – 18 Ramstein Road – Modification of Conditions of Approval for Special Exception – Section 3.6A Event and Recreation Center Mr. Lucas clarifies that the meeting is to update the conditions of approval from the 2021 approval for this event space. Many conditions were written to be revisited after a test period. Original conditions 1-3 have been met, 4-7 are still in place, and 8 is the first condition we are looking to modify. Looking to include the 1 day pop-up tents, especially for caterers as they've found those to be very much needed especially on hot sunny days. Second revision would be to condition 9 to have amplified sound be allowed to conduct a wedding on the patio and low acoustic music during a reception, but not to be heard beyond 250ft from the operator. Original conditions number 10 and 11 stay the same. Condition 12 originally stated is there shall be no outdoor games or recreational activities, in which the revision proposed would allow games like corn hole on the lawn. Conditions 13, 14 & 15 stay the same. Condition 16 required the applicant to notify the Zoning Officer in writing 3 days prior to any significant event. Mr. Lucas states there has been no need for this in the past 2 years, so they are looking to strike it from the conditions. Mr. Lucas goes back to a previous point that restricted Mr. Raymond to only 1 Sunday event allowed a month, and they would like to remove that to have unlimited Sundays available as that is a big day for weddings as well. Mr. Stoutenberg inquires about the tents, as where he understands them to be placed is the driveway. Mr. Raymond states that they would be on the patio space itself, or on the section of the lawn where the caterers usually set up. Mr. Raymond was asked about the kitchen that was part of the original plans, to which he responded that through various factors they decided to not move forward with that portion of the project. Mr. LaPlante asks if there have been any complaints at all, and with the exception of one incident with kids stopping by to take prom pictures that was an unplanned, unexpected event that has not reoccurred, there have been no others. Mr. Lucas and Mr. Jerram state that their offices have received many compliments and approvals, no complaints about the events held. Mr. Post states that he believes Mr. Raymond has done a great job, but has one reservation about the outside games – would like to not see anyone get carried away with that. Mr. Lucas asks for any concerns from the public, and Mr. Rothschild of Deer Run states that he thinks that what Mr. Raymond is doing is wonderful, but could hear a comedian at a charity event from his house pretty clearly so had concern about the level of amplified sound. Mr. Raymond clarified that the event was 2 years ago, prior to approvals and was an anomaly, so is not something that will be reoccurring and volume would not be approaching that level again. Mrs. LaPlante questions what a commercial event is defined as, as mentioned in the conditions. Mr. Lucas clarifies that this means events open to the general public, so the requirement is that everything that is held there is ticketed so the events are always a private ticketed event.

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

2. PENDING APPLICATIONS:

A. Daniel Raymond/Applicant – Daniel A. & Rebecca D. Raymond/Owner – Map 007 – Block 003 – Lot 19E-2 – 18 Ramstein Road – Modification of Conditions of Approval for Special Exception – Section 3.6A Event and Recreation Center

MOTION: Mr. Stoutenberg makes a motion to approve the application for updated conditions, second by Mr. Post: all approve.

3. NEW APPLICATIONS: None

4. OTHER BUSINESS: None

5. MEETING MINUTES: June 14, 2023, Mr. Post inquires about the follow up on the properties with complaints that are being addressed. Mr. Lucas states that as there has been no response to the Cottage Street notice, so it has been handed over to the lawyer to move forward with the lawsuit. Regarding the Buttercup property, the property owner has reached out and made an agreement to have half the driveway cleaned up by July 10th, and if that is the case will make a deal for the other half or will proceed the same as is being done for the Cottage St property.

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

6. ZONING OFFICER'S REPORT: Regarding the housing project, hoping for Wetlands approval next week, following that should see the P&Z application. Mrs. LaPlante voices her concern about the amount of affordable units to be included, referencing a previous housing project in town that stopped before building the portion that was supposed to be affordable. She inquires if, as he is building in phases, will he be required to have a portion of each phase to be considered affordable housing. Mr. Post states that he thought, as Mr. Bobroske is self-funded, that he is not required to include those. Mr. Lucas states that Mr. Post is correct, but Mr. Bobroske is choosing to do so, but specific details are still being ironed out.

7. CORRESPONDENCE: None

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

Respectfully submitted, Christine Rhoades