

New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Town Hall, 530 Main Street, New Hartford, Connecticut
Wednesday, September 27, 2023 at 7:00 PM

PRESENT: Chairman Mike Misiorski, Ted Stoutenberg, Glen Atwood, and Alternate Robert Goodskey;
Zoning Officer Mike Lucas, First Selectman Dan Jerram

ABSENT: Dan LaPlante, Martin Post, Alternates John Burdick & Mike Zordan

Chairman Mike Misiorski called the meeting to order at 7:00PM, noting that Robert Goodskey will sit in for Dan LaPlante.

1. PUBLIC HEARINGS:

A. Greg McGinn/Applicant – Judith McGinn/Owner – Map 030 – Block 013 – Lot 25B – 57 Henderson Road – Subdivide 1 Lot Off of Existing Parcel. Bob Green, of Robert Green Associates on behalf of Greg McGinn, stating this is a re-subdivision of a subdivision done years before. Intention is to take the last 7-acre lot at the end of the road and split it into 2 lots, also leaving space for the town to create a cul-de-sac for vehicles to turn around and emergency services. Property was retested for septic systems, and septic systems can be designed for a 4-bedroom house on each proposed lot. Mr. Lucas notes that approval was also given by the Fire Chief. Mr. Jerram comments that he consulted with Mr. Lucas, the Fire Chief, and Mr. McGinn and the town is very interested in creating the cul-de-sac at the end of the road to be like several others in town so that plow trucks, fire trucks, etc can turn around more easily. One concern was if the property lines on the other side were sufficient, but Mr. Lucas has been working with the applicant to be sure there is. Mr. Misiorski asks if there is a lot of improvement required for the town to create the cul-de-sac, to which Mr. Jerram states it's wide-open space, just a little bit of ledge to deal with, but nothing they're worried about. The typical issue is having the land to do the project, so before the subdivision plan became too advanced the town was able to work with Mr. McGinn who agreed to modify the plan to put one in. Mr. Lucas did note that although there is no one from the public at the meeting to speak for or against, he did meet with a couple of the neighbors who came down to check out the plan and ask questions, and they seemed happy with the answers they received.

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

B. Town of New Hartford – Amendment to Extend Moratorium for (1) one additional year concerning Cannabis establishments and any other uses, in order to provide Commission with the time necessary to consider adoption of certain changes to the Regulations pursuant to Section 8-2 of the Connecticut General Statutes Mr. Jerram notes he supports the extension of the moratorium, and agreement is voiced that they should wait to see what surrounding towns approve and move forward with. Mr. Jerram continues to note that he doesn't believe that every single town needs to have it available.

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

2. PENDING APPLICATIONS:

A. Greg McGinn/Applicant – Judith McGinn/Owner – Map 030 – Block 013 – Lot 25B – 57 Henderson Road – Subdivide 1 Lot Off of Existing Parcel.

MOTION: Mr. Atwood makes a motion to approve the application with the following conditions, second by Mr. Stoutenberg: all approve.

1. Update survey map to reflect the location of the turn-around in relation to the existing roadway and adjacent properties across Henderson Road to ensure sufficient width to construct cul-de-sac.
2. Update deed to reflect land to be granted to Town to provide adequate room to construct the cul-de-sac and file with Town Clerk.
3. Fee in Lieu of Open Space as follows: Fee is \$5000 for parcel 25B-4-1 and \$6500 for 25B-4-2.

B. Town of New Hartford – Amendment to Extend Moratorium for (1) one additional year concerning Cannabis establishments and any other uses, in order to provide Commission with the time necessary to consider adoption of certain changes to the Regulations pursuant to Section 8-2 of the Connecticut General Statutes

MOTION: Mr. Goodskey makes a motion to approve the following amendment to the New Hartford Zoning Regulations regarding a moratorium on cannabis establishments and any related uses in order to provide the commission with the time necessary to consider the adoption of certain changes to the regulations pursuant to Section 8 - 2 of the Connecticut General Statutes, second by Mr. Stoutenberg: all approve.

3. NEW APPLICATIONS: None

4. OTHER BUSINESS: None

5. MEETING MINUTES: July 26, 2023

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

6. ZONING OFFICER'S REPORT: Notes that the ice machine in front of Dollar General will be going away after speaking with the manager, per the stipulations of approval for the construction of the location.

7. CORRESPONDENCE: None

MOTION: Made by Mr. Goodskey to adjourn at 7:36 pm, second by Mr. Stoutenberg: all approve.

Respectfully submitted, Christine Rhoades
Recording Secretary