

New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Town Hall, 530 Main Street, New Hartford, Connecticut
Wednesday, April 10, 2024 at 7:00 PM
Hybrid Meeting

PRESENT: Chairman Mike Misorski, Glen Atwood, Daniel LaPlante, Robert Goodskey, Martin Post, Alternates John Burdick & 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. New Hartford Village, LLC / Tim Bobroske / Applicant – New Hartford Market Place / Owner – Map 044 – Block 013 – Lot 020 / 173C Main Street. Application for: (3) Three Lot Re-Subdivision.

Attorney Mark Ziogas, representing the applicant, opens with the request that the commission hear out the presentation before determining whether or not approval will be granted despite discussion at a previous hearing. Mr. Ziogas speaks on the 3 lot division, first lot would be the closest to Route 44 and be commercial with a nursery and landscaping company. The second lot would be design development zone to become community residential, and with a proposal to construct 325 units. The area is very hilly so developing as a standard subdivision would be cost prohibitive, so building apartments makes the project feasible and provides much needed housing units to the town. This would be developed in phases for financing purposes. The third would be open space. Lot sizes and frontage are discussed. Mr. Ziogas notes that Wetlands approvals were granted. Todd Clark, land surveyor for the applicant, discusses the town road versus private road portions. Attorney Mark Branse, questions if this is going to be a conditional approval subdivision or bond the town road, to which Mr. Ziogas replies that he is unsure which Mr. Bobroske has chosen to proceed with, but either way it will be bonded one way or another. Mr. Bobroske asks Mr. Branse to explain what conditional means and Mr. Branse clarifies for the commission. Mr. Ziogas then notes it would be a conditional approval as there is no intention of selling any of the lots. Mr. Lucas brings up the outstanding questions from the reviewing engineers, Haley Ward, regarding this project. Mr. Clark responded that their engineer, Wayne Zirolli, is on top of that but they were unable to connect for an update prior to the meeting. He adds that his understanding is the hydrology team is revamping the entire set of numbers. The open space portion of the proposed subdivision is discussed. Martin Connor, consultant for the project, inquires if the town's fire department has commented on the fire protection and the road names between the town and private roads, to which Mr. Bobroske states they will take care to avoid the road name confusion. Mr. Connor also asked how the open space will be held and protected. Mr. Ziogas notes that there are three options and explains them to the commission. Mr. Lucas notes that the Fire Department Chief, Mark Worsman, has reviewed the subdivision plan and sees no conflicts with either application, and will request an additional meeting before the final site plan application for specific review of the fire protection utilities. Mr. Connor notes that the public works director should take a look at the public road portion as well. Mr. Misorski opens to the public for questions or comments, Shelley Lloyd a resident of Pioneer Dr, voices her support. Dan Jerram, First Selectman, requests clarification on the frontage requirements for town versus private roads, and regulations saying owned or eased. Mr. Clark explains the differences. Ken Krohner, owner of the neighboring property, expresses his concerns about the effects of the development to his property. Mr. Ziogas mentions they'll be addressed on the next application.

MOTION: To close the public hearing made by Mr. Post, second by Mr. Goodskey, all approve.

B. New Hartford Village, LLC / Tim Bobroske / Applicant – New Hartford Market Place / Owner – Map 044 – Block 013 – Lot 020 / 173C Main Street. Application for: Zone Change under Section 5.8 Designed Development Zones

Regulation. Change from C & R2 to Designed Community Residential (DCR). Mr. Ziogas notes that this pertains to lots 2 & 3, seeking a zone change to Design Community Residential Overlay Zone. Mr. Bobroske would not like to tie his hands to just elderly housing for a complex this size, so would also consider workforce housing, age restricted and age

targeted. Due to the typography of this parcel, it would be cost prohibitive to do it as an individual subdivision. With an apartment complex, it will be public water and sewer with one main water meter and be covered by the rent fees. Mr. Goodskey asks for the breakdown of the number of age restricted, work force, and age targeted. Mr. Ziogas notes there will be 96 one bedroom units and 229 two bedroom. 197 of those units will be age restricted, 69 units will be workforce, and 59 will be age targeted. He continues on to note they are looking to help New Hartford meet the state requirement for affordable housing, and Mr. Bobroske helps to utilize financing from CHFA (Connecticut Housing Finance Authority) to build 20% of the units, and so meeting their guidelines as well. Mr. Branse inquires how long the restrictions would be in place, to which Mr. Ziogas notes it could be as long as the mortgage is in place. Jeff Miller, commercial mortgage advisor for the applicant, explains how the CHFA financing works. Mr. Bobroske is proposing the first two phases of the project will be workforce housing and age restricted. Phase 1 has 10 workforce out of 42 units. Phase 2 has only 6 workforce housing apartments. It is confirmed from the Director of Office of Policy Research and Housing for the state, Michael Santoro, that the units financed on their build would be eligible towards the 10% of affordable housing required in the town. Mr. Branse would like to clarify if a minimum of 69 units will then be financed by CHFA for a minimum period of 30 years to maintain that 10% qualification. Mr. Ziogas notes that it will be for a 20 year mortgage, so a 20 year restriction on that. Mr. Ziogas notes that the surrounding areas are compatible with the plan, and this project would also benefit the businesses in the commercial zone along Route 44. Mr. Clark talks about the proposed roads and walking paths. The maintenance building, barn and community center are discussed. Traffic impact and roads are discussed. Economic impact is discussed. Easements and parking spaces are discussed. Mr. Ziogas speaks to the demographic benefits, people not wanting to leave town as they age and young families can move in. Mr. Misorski asks about the road conditions at the end of each phase. Mr. Clark explains the planned loops or cul-de-sacs at each phase. Mr. Atwood asks how much will be seen of the development from Route 44, Mr. Clark responds that not much will be visible. Mr. Misorski asks Mr. Lucas if the Architectural Review Committee has reviewed the drawings, to which Mr. Lucas states that he has a note from their chairman Denton Butler giving their endorsement. Mr. Atwood questions if they approve this overlay zone, will it meet all the same requirements that any other residential zone would, or going to have their own rules on commercial vehicles, driveways, clotheslines etc? Mr. Bobroske will be addressing those as part of their standard lease agreements. Mr. Lucas ask Mr. Branse to clarify that it means that all regular zoning regulations that apply in New Hartford will apply here as well, or would they need their own HOA type situation. Mr. Branse replies it should be covered by the lease, but the regular zoning would still apply if their lease doesn't speak to the particular situation. Another resident, of West Hill Road, voices concerns about the appearance of the neighborhood. Mr. Bobroske explains the design plan that the Architectural Review Committee will be reviewing, and notes that they'll keep what trees they can. Mr. Ziogas notes that he has heard of tenants of Mr. Bobroske's other developments that they are well taken care of and maintained. Sybil Pllum, resident of Mr. Bobroske's Canterbury Village in New Hartford, gives her critique of the construction and also notes that they are well taken care of tenants, and neighbors that have left are due to passing or health issues, not because they are unhappy there. New Hartford Residents Shelley Lloyd and Polly Pobuda both voice their support for this development. Mr. Bobroske notes that they've been encouraged over the past years to do something and this is the 5th property they've looked to work with and they see a big need for this in the market. Dan Jerram, resident of Town Hill Rd and First Selectman, states that he requested Mr. Bobroske to look into bringing more senior housing to New Hartford and supports the zone change.

MOTION: To close the public hearing made by Mr. Burdick, second by Mr. Goodskey, all approve.

2. PENDING APPLICATIONS:

A. New Hartford Village, LLC / Tim Bobroske / Applicant – New Hartford Market Place / Owner – Map 044 – Block 013 – Lot 020 / 173C Main Street. Application for: (3) Three Lot Re-Subdivision.

MOTION: To approve the subdivision as presented with the conditions suggested by Consultant Martin Conner, the town's reviewing engineers at Haley Ward and Attorney Mark Branse (as listed below) made by Mr. Post, second by Mr. Atwood, all approve.

Conditions As Follows:

1. The Town's Fire Department should provide comments on the proposed fire protection for project per Section 4.22 of the Subdivision Regulations.
2. The resubdivision lots are numbered 5, 6 & 7. Per section 4.2.1 of the Subdivision Regulations the lots should be numbered 1, 2 & 3.
3. The proposed Private Road has been named on the plans Village Hill Drive. That is too close to the proposed Town road, Village Hill Road. Per Section 4.5, a name that is not so similar should be chosen.
4. Additional information on the proposed open space should be provided in accordance with Section 4.15 of the Subdivision Regulations. The specific uses and proposed ownership should be better described.
5. Provide a separate road plan and profile drawing addressing the final drainage design, sidewalks, street trees, centerline geometry, and other requirements of the Planning & Zoning approval.
6. Provide a copy of the Office of Traffic Administration approval.
7. Provide copies of approval for water and sewer service.
8. Provide a full design of the retaining wall within the Town's right-of-way. The design and construction of the wall shall be in accordance with the attached Retaining Wall Notes.
9. The Public Improvements either be bonded or covered by a declaration prohibiting sale of the lots until the Public Improvements are completed.

B. New Hartford Village, LLC / Tim Bobroske / Applicant – New Hartford Market Place / Owner – Map 044 – Block 013 – Lot 020 / 173C Main Street. Application for: Zone Change under Section 5.8 Designed Development Zones Regulation. Change from C & R2 to Designed Community Residential (DCR).

Mr. Branse notes that a condition of approval should be that a minimum of 69 units should be CHFA financed for a minimum of 20 years. Mr. Connor also suggests that the commission should make a statement that the proposed design development district meets the general guidelines of Section 5.8.3.2 of the regulations.

MOTION: Suggestion to have Town Attorney to draft conditions, and to continue to the next meeting made by Mr. Post, second by Mr. Atwood, all approve.

3. MEETING MINUTES: March 13, 2024

MOTION: To accept the minutes made by Mr. Goodskey, second by Mr. Atwood, all approve.

4. ZONING OFFICER'S REPORT: None

MOTION: To adjourn by Mr. Atwood at 9:10 pm, second by Mr. Goodskey: all approve.

Respectfully submitted, Christine Rhoades
Recording Secretary