

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, March 11, 2020 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman Ted Stoutenberg, Dan LaPlante (7:14PM), Marty Post,
Alternates Tom McLoughlin and Mike Misiorski; Zoning Enforcement Officer Mike Lucas.

ABSENT: David Krimmel, Jim Steadman, and Alternate Peter Ventre.

Chairman Ted Stoutenberg the meeting to order at 7:10PM. Mr. McLoughlin and Mr. Misiorski were seated for Mr. Krimmel and Mr. Steadman.

1. PUBLIC HEARINGS:

None.

2. NEW APPLICATIONS:

A. Jay A. Bailey/Owner – Map 36B – Block 126 – Lot 020 – 575 Main Street – Special Exception – Bed and Breakfast.

No one appeared on behalf of the owner/applicant.

The Commission reviewed the submitted plan for the proposed use. Mr. Lucas reported that no changes to the footprint of the building were being proposed.

Mr. Lucas noted that the owner/applicant did not intend to pave the existing driveway. He explained that it was gravel and that the parking penciled in was merely to demonstrate that adequate parking exists.

Mr. Lucas relayed the applicant's plan to not serve breakfast. He explained that a common kitchen will serve guests to utilize as part of their stay.

Mr. Stoutenberg questioned whether the entire dwelling will serve as the Bed and Breakfast or only a portion of it. Mr. Post questioned how much parking is required for the use.

The consensus of the Commission was that they would like the site plan updated and to include all structures and a zoning table that includes the coverage.

MOTION: Mr. McLoughlin, Mr. Misiorski second, to accept the application and schedule a public hearing for April 8, 2020; unanimously approved.

3. PENDING APPLICATIONS:

None.

4. NEW BUSINESS:

None.

5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

None.

6. APPROVAL OF MINUTES: February 12, 2020.

MOTION: Mr. McLoughlin, Mr. LaPlante second, to approve the February 12, 2020 Minutes; unanimously approved.

7. ZONING ENFORCEMENT OFFICER'S REPORT:

Mr. Lucas reported that the former Portobellos restaurant is under new ownership and will likely open sometime next month as it will continue as a restaurant. Additionally, Mr. Lucas reported a new winery will be opening at 146 South Road.

Mr. Lucas advised the Commission that the Town's website has been updated with a great deal of information regarding the possible sale of its water assets.

Mr. Lucas reported that a new insurance company is moving into the space adjacent to Petricone's where a different insurance company formerly occupied the space.

Mr. Lucas noted that enforcement has again been amped up for illegal signs in town.

Lastly, Mr. Lucas updated the Commission regarding an anonymous complaint he had received some time ago regarding a property on West Hill Road. Unfortunately, the complainant had identified the wrong street as he recently discovered by chance that the address with the problem trailer was actually on Camp Workcoeman Road and not West Hill Road.

8. CORRESPONDENCE:

None.

MOTION: Mr. Steadman, Mr. Post second, to adjourn at 8:32PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**