

**PLANNING AND ZONING COMMISSION
REGULAR MEETING - MINUTES
WEDNESDAY, JULY 22, 2015 – 7:00PM
NEW HARTFORD TOWN HALL – 530 MAIN STREET**

PRESENT: Ted Stoutenberg, James Steadman, David Krimmel, Dan LaPlante, Bob Moore, Alternates Martin Post, Peter Ventre and Thomas McLoughlin; First Selectman Dan Jerram; Zoning Enforcement Officer Steven Sadlowski.

ABSENT: None.

Chairman Ted Stoutenberg called the meeting to order at 7:00PM. All regular members present were seated for the meeting. The proceedings were recorded digitally and copies are available in the Land Use Office.

1. PUBLIC HEARINGS:

A. To hold a Public Hearing on the Adoption of the Draft Plan of Conservation and Development as Posted on the Town Website and available in the Town Clerk and Land Use Office.

The legal notice for the public hearing was read into the record and was indicated as having run two times in The Hartford Courant on July 10, 2015 and July 17, 2015.

Mr. Stoutenberg explained that the Planning and Zoning Commission is required by state statute to update the Plan of Conservation and Development every ten (10) years. He commented that he has worked on every plan since the 1970s and deemed this current 2015 plan to be the most challenging one yet because of what he characterized as a lack of growth potential in town. He noted that this current plan is a culmination of work that began three years ago. Mr. Stoutenberg acknowledged Bob Moore, Dave Krimmel, previous Zoning Enforcement Officer Rista Malanca and especially, Steve Sadlowski. He noted that some parts have been drafted by the Conservation Commission while the section on the New Hartford Center has been drafted by the Board of Selectman with the assistance of Phil Doyle of L.A.D.A. Mr. Stoutenberg noted that work is still required in terms of editing, especially in terms of correcting some map glitches, reviewing the reopening of Stedman Road, and reviewing the scenic routes.

Mr. Stoutenberg reported receipt of correspondence from Farmington River Watershed Association, the Metropolitan District, the Farmington River Coordinating Committee, Jamie Hall, and the Northwest Hills Council of Government. He noted that the Northwest Hills Council of Governments provided an endorsement of the drafted Plan of Conservation and Development, hereinafter referred to as the POCD.

Zoning Enforcement Officer Steve Sadlowski provided a power point presentation with an overview of the POCD.

First Selectman Dan Jerram provided an overview of the changes that have been made to the New Hartford Center Plan. He explained the current proposal is an update of the 1995 Plan which was deemed very good and was the driver of the vision of the current proposal. He noted that the patio and pavilion are among the carryovers. The plan calls for a bridge across the river at some point and eventually the relocation of the town garage.

Ms. Holly Hall of 511 Town Hill Road made an inquiry regarding how closely the town is able to work with various owners of buildings. Mr. Jerram noted that the town is entitled to talk and that the goal is to get people to work together. He noted that the downtown property owners are the stakeholders even though all residents enjoy the downtown. Mr. Jerram noted that we are in competition with other towns for different businesses that are considering their options.

Mr. Paul Pobuda of 22 Church Street asked whether there was any thought given to installing sidewalks from the center towards Marandino's. He opined that the safety of walking around downtown needs to be addressed. Mr. Stoutenberg noted that this was a good idea and would likely be one of those items to be incorporated into the plan.

Mr. John Burdick of **220 Town Hill Road** inquired about the status of the Griffin parcel. Mr. Jerram noted that the developer does have an entity interested in the property, that it is the first time in over twenty years that there has been activity engaged on this piece and that the board of selectman is hopeful to see it come to fruition.

Mr. Jamie Hall, as Chairman of the **Inland Wetlands Commission**, reported that the commission had met several weeks ago to discuss the Plan of Conservation and Development and noted that the Planning and Zoning Commission should be in receipt of a correspondence detailing their concerns.

Ms. Polly Pobuda of **22 Church Street** questioned whether the Downtown Plan addresses the other side of the Farmington River. Mr. Jerram confirmed that it does.

Mr. Stan Brobston of **36 Hillside Avenue** shared his vision of the downtown area capitalizing on the tourism industry, much like Aspen, Colorado, a town similar in size but deemed internationally as a very popular destination.

Ms. Jean Cronauer of **25 Red Clover Road** addressed the commission on behalf of the Open Space Commission and thanked the many people that contributed to the draft plan. She also spoke about Brodie Park South and noted that her group believes it should continue for passive recreational use only. She spoke about the many land owners in town who may have large parcels of land and endorses some type of tax abatement program to allow the owners to keep the land from being developed. Finally, Ms. Cronauer opined that all groups should pay close attention to the Implementation Committee and opined that these groups should meet regularly. Mr. Stoutenberg responded that at one time, groups did get together up at the Industrial Park on Saturday mornings to discuss issues and concerns that were occurring in town. Mr. Sadlowski reported that representatives of the various land use boards (the Planning and Zoning Commission, the Inland Wetlands Commission, and the Zoning Board of Appeals) did convene at a joint meeting recently and are planning to meet again and invite other interested groups to join them.

Ms. Karen Nelson of **57 Stedman Road** noted that other towns have adopted a practice by which all boards and commissions are obligated to meet at an annual meeting for discussion and would aid in the Implementation Plan.

Ms. Madeline McClave of **335 Cotton Hill Road** addressed the commission on behalf of the New Hartford Land Trust and thanked the many people that contributed to the draft plan. She reviewed the edits and corrections that her group opines should be made to the draft. A detailed list of these suggestions was provided to Mr. Sadlowski.

Mr. James Hall of **511 Town Hill Road** noted that the Inland Wetlands Commission is uncomfortable with the language around "requiring" as well as defined specific solutions. He explained that requirements do not necessarily result in the most feasible, prudent product. Mr. Hall expressed concerns regarding West Hill Pond and protecting what he deemed as the town's most valuable asset.

Mr. Heinz-Gunter Beier of **438 Niles Road** addressed concerns about protecting Brodie Park South, allowing only passive recreation.

Ms. Caren Ross of **741 Steele Road** addressed the commission, requesting that the terminology regarding Open Space be clarified.

Ms. Janet Corey of **535 Niles Road** provided photographs of Brodie South and spoke in support of designating the park for only passive recreation.

Ms. Donna LaPlante of **77 Stedman Road** opined that while the Plan of Conservation and Development seeks to look at what the town wants to be, what it has been should be viewed first. She noted that the town began with subsistence farms but has now become a bedroom community with most people traveling out of town for work. She noted that the agriculture land is spread out throughout town and as a result, farmers are traveling distances to manage the farms. She implored the commission to protect the farmers and keep them in safe situations and take no actions that would require farm vehicles to permanently detour onto highly traveled roads.

Ms. Jean Darlington of **191 Lake Shore Drive** spoke with regards to the Economic Development Chapter, specifically the mention of a golf course study. She detailed results of a golf course feasibility study she had participated in regarding one for New Hartford. She recommended removing the last bullet point that mentions this from the final Plan of Conservation and Development.

Mr. Bill Adamsen of **166 Camp Workcoeman Road** addressed the commission on behalf of the West Hill Pond Association. He described the increase in testing of water quality that his group has undertaken this year. His group supports an overlay district of the lake area.

Mr. Stoutenberg thanked everyone attending and noted that the commission will be sifting through the comments and suggestions as they work to finalize the Plan of Conservation and Development.

MOTION: Mr. Steadman, Mr. LaPlante second, **to close the public hearing; unanimously approved.**

MOTION: Mr. Krimmel, Mr. Steadman second, **to adjourn at 8:42PM; unanimously approved.**

Respectfully submitted,

Pamela Colombie
Recording Secretary