

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
SPECIAL MEETING MINUTES
Wednesday, January 10, 2018 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Ted Stoutenberg, David Krimmel, Dan LaPlante, Bob Moore,
Alternate Tom McLoughlin; Zoning Enforcement Officer Ruth Mulcahy.

ABSENT: Jim Steadman and Alternates Marty Post and Peter Ventre.

Chairman Ted Stoutenberg called the meeting to order at 7:00PM.

Mr. McLoughlin was seated for Mr. Steadman.

1. PUBLIC HEARINGS:

None.

2. HEARING:

A. Flanders Crossing Subdivision Public Improvements.

Ms. Mulcahy reported that the First Selectman has indicated that his office is still working with the developer of Flanders Crossing but did not anticipate the Town accepting the street until April. She noted that there are still negotiations occurring regarding the guiderails and the trees. It was noted that the road has been paved but that the Town wants the road to go through a winter before formal acceptance.

3. PENDING APPLICATIONS:

A. Anne Pranka, Estate of – Map 026 – Block 009 – Lot 23C – 74 West Road – Boundary Adjustment Acceptance.

The drawings for the boundary line adjustment at 74 West Road were reviewed.

MOTION: Mr. McLoughlin, Mr. Moore second, to accept the boundary line adjustment regarding the Estate of Anne Pranka, 74 West Road, Map 026 Block 009 Lot 023C; unanimously approved.

4. NEW APPLICATIONS:

None.

Mr. Stoutenberg indicated that the agenda would be modified in order to take up *Request from Mr. Klaus Gorski of 98 Bruning Road* ahead of the agenda item *Discuss his plan for a 3-bay Structure ahead of Discussion of Amendments for Right to Farm*.

5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Request from Mr. Klaus Gorski of 98 Bruning Road to Discuss his plan for a 3-bay Structure.

Klaus Gorski appeared before the Commission regarding his plan for a 3-bay garage structure, noting that he is pursuing advice on how to proceed. He explained that he had been denied a variance application before the Zoning Board of Appeals. Mr. Gorski was advised that this Commission cannot waive the Zoning Regulations.

B. Discussion of Amendments for Right to Farm.

Mr. Stoutenberg explained that after conferring with Ms. Mulcahy and Town Clerk Donna LaPlante, only the Board of Selectmen can enact amendments to the Right to Farm through an ordinance.

C. Discussion of Amendment for Food Trucks.

Mr. Stoutenberg cited a recent op-ed article regarding food trucks and whether they may be competition to brick and mortar restaurants. He noted that a discussion with land use attorney Mark Branse might be the best approach to address them. It was noted that none of the communities in the two regions comprising the COG have addressed food trucks.

D. Discussion of Subdivision Regulation Revisions.

Mr. Stoutenberg noted that the review of the subdivision regulations began last year with the first few chapters having already been reviewed. He noted that this work will continue in 2018.

6. APPROVAL OF MINUTES – December 13, 2017.

The approval of the December 13, 2017 Minutes was tabled.

7. ZONING ENFORCEMENT OFFICER'S REPORT:

A. Incentive Housing Study.

Ms. Mulcahy provided draft regulations for Incentive Housing as prepared by Planning Consultant Marty Connors and reminded the Commission that two properties have been identified for consideration. She explained that the next step is for those property owners to meet with Mr. Connors and Professional Engineer Todd Parsons. The next step for this Commission is to review conceptual plans.

Ms. Mulcahy noted that the first half of the grant money has been used up. She explained that all of this information will be forwarded to Dimple Desai at the State of Connecticut Department of Housing in hopes of receiving the remaining portion of the grant funds.

Ms. Mulcahy reported that a referral had been received from the Town of Harwinton as they are proposing three (3') foot setbacks for driveways.

Ms. Mulachy reported that Camp Sequassen is proposing a 20'x40' bathroom-shower facility to go along with their camping area. The consensus of the Commission was to consider this a minor adjustment to their existing site plan and refer to Ms. Mulcahy for review under a zoning permit.

Ms. Mulcahy also reported that Eversource has sent a letter with a map advising that they are undertaking vegetation management.

MOTION: Mr. Post, Mr. Moore second, to adjourn at 8:15PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Secretary