

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
SPECIAL MEETING MINUTES
Monday, August 14, 2019 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman Ted Stoutenberg, Dan LaPlante, Martin Post, Alternates Tom McLoughlin and Mike Misiorski; Zoning Enforcement Officer Mike Lucas.

ABSENT: David Krimmel and Jim Steadman.

Chairman Ted Stoutenberg the meeting to order at 7:00PM. Mr. McLoughlin was seated for Mr. Krimmel and Mr. Misiorski was seated for Mr. Steadman.

1. PUBLIC HEARINGS:

A. Michael Dunn/ Applicant – Michael J. & Rebecca K. Dunn/Owners – Map 017 – Block 034 Lot 004C – 63 Beeney Road – Special Exception – Accessory Dwelling Unit – Mother – In-Law Apartment.

The legal notice for the public hearing was read into the record with it noted as having run the requisite two times in The Hartford Courant on August 2, 2019 and August 9, 2019. It was noted that the Certificate of Mail receipts were submitted serving as evidence that the abutting property owners had received notice of the application.

Michael Dunn appeared before the Commission regarding this application. Mr. Dunn explained that an addition to his home was proposed in order to provide care to his mother-in-law. He noted that the addition would be located behind the home. Photographs of his home viewing it from the street and one of his two-car garage were passed for commissioners to review the proposed third bay. He noted the addition would be located behind the new garage and would contain a kitchen, bedroom and bathroom, sized at approximately 650 square feet. Mr. Stoutenberg questioned whether it was less than 40% of the principal residence. Mr. Dunn confirmed, noting that his home was +/- 2600 square feet.

Mr. McLoughlin questioned whether the septic system would require modifications. Mr. Dunn indicated that there would be none required.

Mr. Lucas read aloud a correspondence from Mark and Karen Wieduwilt of 86 Beeney Road, neighbors of the applicant, in support of the application.

The hearing was open to the public.

Donna LaPlante spoke in favor of the application, noting that New Hartford has very limited housing for elderly people. She remarked how beneficial it was to have had her mother-in-law reside with her.

MOTION: Mr. McLoughlin, Mr. Misiorski second, to close the public hearing; unanimously approved.

B. John A. Austin Jr./Applicant – John A. Jr. & Georgia Ganem Austin/Owners – Map 029 – Block 013 – Lot 36B – 528 Steele Road – Special Exception – Accessory Dwelling.

The legal notice for the public hearing was read into the record with it noted as having run the requisite two times in The Hartford Courant on August 2, 2019 and August 9, 2019. It was

noted that the Certificate of Mail receipts were submitted serving as evidence that the abutting property owners had received notice of the application.

Jennifer Austin Miller of 530 Steele Road, sister of the applicant, accompanied by her husband, Craig Miller, appeared before the Commission regarding this application. She explained that they are proposing to construct a one-story residence for their mom, a New Hartford resident for more than fifty years. Mrs. Miller noted that the proposed unit will not be visible from the road and will blend in with the primary residence as it will be the same color as that of her brother's home. She noted that the parcel is just over five acres. There are no other accessory units on his land and the accessory structure will meet the setback requirements, according to Mrs. Miller. It will be sized at 1000 square feet which exceeds the 500 square foot minimum and falls under the 40% maximum when compared to the primary dwelling.

Mr. Post questioned whether approval had been received from Farmington Valley Health District yet. Mr. Miller explained that the application has been submitted to FVHD.

The hearing was open to the public.

Donna LaPlante of 77 Stedman Road spoke in support of the application, reiterating the usefulness of accessory apartments when caring for parents. She noted that she can't imagine Steele Road without Ann Austin.

Linda Lindell of 521 Steele Road shared her concerns with the driveway and whether the dwelling will be visible from her home. Mrs. Miller noted that the new accessory unit will be located behind her brother's house using the same driveway. She also questioned whether the new unit would have its own well and its own septic system. Mr. Stoutenberg explained that those things are reviewed by the FVHD. Ms. Lindell questioned what type of foundation the unit would have. Mr. Miller indicated it would include a four foot crawl space.

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

2. PENDING APPLICATIONS:

A. Michael Dunn/ Applicant – Michael J. & Rebecca K. Dunn/Owners – Map 017 – Block 034 Lot 004C – 63 Beeney Road – Special Exception – Accessory Dwelling Unit – Mother – In-Law Apartment.

MOTION: Mr. Post, Mr. McLoughlin second, to approve the application in the matter of Michael Dunn/ Applicant – Michael J. & Rebecca K. Dunn/Owners – Map 017 – Block 034 Lot 004C – 63 Beeney Road – Special Exception – Accessory Dwelling Unit – Mother – In-Law Apartment as presented; unanimously approved.

B. John A. Austin Jr./Applicant – John A. Jr. & Georgia Ganem Austin/Owners – Map 029 – Block 013 – Lot 36B – 528 Steele Road – Special Exception – Accessory Dwelling.

MOTION: Mr. Post, Mr. LaPlante second, to approve the application in the matter of John A. Austin Jr./Applicant – John A. Jr. & Georgia Ganem Austin/Owners – Map 029 – Block 013 – Lot 36B – 528 Steele Road – Special Exception – Accessory Dwelling; unanimously approved.

MOTION: Mr. McLoughlin, Mr. Post second, to adjourn at 7:25PM; unanimously approved.

Respectfully submitted,
Pamela A. Colombie
Recording Secretary