

New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Town Hall, 538 Main Street, 2nd Floor Conference Room, New Hartford, Connecticut
Wednesday, January 25, 2023 at 7:00 PM – **POSTPONED DUE TO INCLEMENT WEATHER**
NEW DATE: THURSDAY, JANUARY 26, 2023 – 7:00PM
HYBRID IN PERSON MEETING & ZOOM

PRESENT: Chairman Mike Misiorski, Ted Stoutenberg, Glen Atwood, Dan LaPlante, Marty Post, and Alternates John Burdick and Robert Goodskey; First Selectman Dan Jerram, Zoning Officer Mike Lucas

Chairman Mike Misiorski called the meeting to order at 7:00PM.

1. PUBLIC HEARINGS: None

2. PENDING APPLICATIONS: None

3. NEW BUSINESS: None

4. OTHER BUSINESS:

A. New Hartford Village /Applicant – Tim Bobroske – 173C Main Street – Preliminary Concept meeting to discuss Subdivision – Commercial Uses - Age Targeted/ Senior Housing Project.

Todd Clark, Clark Excavating of Bristol CT, on the layout for 160 acre parcel, has a few questions to make sure all are on the same page. With the many challenges of the typography, ingress and egress concerns from route 44, Tim wants to come out of Marandino's with the traffic light for safety reasons. Tim is working with the owner to make possible. To use the 150ft frontage property has on Main Street to use as access. Decided to go with combo town owned street as the secondary access and a private owned street down to the back of Marandino's. Sent through traffic engineering, expects if implemented with hotel and businesses, the state likely to widen the road here for turning lanes at some point down the road. Looking for feedback on this at this time.

There is strong interest for tenants for the car wash and coffee shop, parking and driveway allowances accounted for. Mr Stoutenberg points out that if there will be a building as large as the proposed hotel, there should be a second drive for the cars to enter/exit through. Tim Bobroske agrees, and mentions that the alternative possibilities for this building's use could be assisted living or an apartment building in which 80% of the median income of New Hartford would qualify for. Mr. Post inquires about which would be the main entry, and Mr. Clark states he imagines it will be about 50-50 as far as resident use. Also points out that the commercial lots would be subdivided, as well as a portion to be given to the town for a senior center if it's wanted. Anticipate having about 350 housing units, and although it's currently a moving target, expect approximately 65% is age restricted/targeted and the remaining work force targeted. Also potentially discussing options with the Wounded Warrior Project to have maybe 10% of the units for ADA needs.

Mr. Post inquired about the road width, which was discussed and regulations double checked. Also a location for stormwater storage was acquired through a deal with Mr. Krohner. Walking trails are proposed and discussed. Parking for units discussed. Area to be left as Open Space discussed. Water supply lines being discussed with the town water and sewer department to have service as well as fire protection. Holding tank a possibility if needed. Mr. Post opined that the car wash is as bad an idea as putting a condom machine in a church.

5. Approval of Minutes: December 14, 2022, not received yet.

6. Zoning Officer's Report: 3 different unregistered/junk car complaints, two taken care of and third in progress. One other junk complaint also being taken care of. Talked about upcoming conference on March 11th.

7. Correspondence: None

MOTION: To adjourn made by Mr. Post, seconded by Mr. Stoutenberg. All approve.