

New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Town Hall, 530 Main Street, New Hartford, Connecticut
Wednesday, March 13, 2024 at 7:00 PM
Sessions Conference Room

PRESENT: Chairman Mike Misorski, Glen Atwood, Daniel LaPlante, Robert Goodskey, Alternate John Burdick, Zoning Officer Mike Lucas

ABSENT: Martin Post, Alternate Mike Zordan

Chairman Mike Misorski called the meeting to order at 7:00pm, seating John Burdick for Martin Post.

1. PUBLIC HEARINGS:

A. Flanders Homebuyers, LLC - Owner/ David Flanders - Applicant – Map – 012 – Block – 005 – Lot – 12-5 92 Shafer Road – Accessory Dwelling Unit Owner David Flanders explains to the commission the proposed layout for the accessory dwelling within the existing house. He proposed to create the accessory space above the garage as the space already has a bathroom and space for a kitchenette, but was only used for storage by the prior owner. Mr. Flanders states he is intending to flip the property, bought this parcel when it was in rough shape and hopes to have it fixed up and on the market for the end of April. Mr. Lucas confirms that the renovation has been approved by Farmington Valley Health District and that it meets current regulation requirements.

Mr. Misorski asked for public comment, and Mr. Jason Woodward of the abutting property at 84 Shafer, voiced his concern about work that has been done without permits up to this point. To which Mr. Lucas stated that approval by P&Z of this application, is the first step for the proper building permits to be pulled. As soon as Mr. Flanders was made aware of the need for additional permitting, he has been very responsive in providing everything required to conform to the zoning regulations and building codes. Mr. Woodward continues that his own accessory space was put in for medical reasons, so questions how that factors in to what Mr. Flanders is doing here. Mr. Lucas noted that he has been made aware of Mr. Woodward's concerns from a phone call earlier in the week, so was able to note that regulations have changed slightly since they had applied for their accessory apartment, but there remains the requirement that the property is owner occupied. Mr. Woodward asked if, as this property is intended to sell, would the owner occupation be mentioned in the deed, to which Mr. Lucas replied that he is not aware that it is something that could be included, but it would certainly remain as a Zoning violation if the entirety was to be rental. From town clerk and assessor records, it would be known if something like that were to happen and could be caught quickly. Mr. Flanders voices that he is creating the space for the same reasons as Mr. Woodward created his – he sees the need in the market for families to have that additional space either for medical reasons or adult children needing an affordable space to live.

MOTION: To close the public hearing made by Mr. Burdick, second by Mr. Goodskey, all approve.

2. PENDING APPLICATIONS:

A. Flanders Homebuyers, LLC - Owner/ David Flanders - Applicant – Map – 012 – Block – 005 – Lot – 12-5 92 Shafer Road – Accessory Dwelling Unit

MOTION: To approve the application Atwood, second by Mr. Burdick, all approve.

3. NEW APPLICATIONS: None

4. OTHER BUSINESS: None

5. MEETING MINUTES: February 28, 2024

MOTION: To accept the minutes made by Mr. Burdick, second by Mr. Goodskey, all approve.

6. ZONING OFFICER'S REPORT: Email received from Dan Bahre, of Canton Village Construction, for an extension for a permit that they have for 173C Main St that is set to expire in May. An extension for the permit can be granted for up to a year and that is what Mr. Bahre has asked for, which Mr. Lucas does not see a problem to grant.

The Town's Plan of Conservation and Development is coming up for renewal in 2025, the process takes about a year and Mr. Lucas has already started talking with First Selectman Dan Jerram about it. Mr. Lucas is working on an evaluation of where New Hartford is currently at with POCD.

Mr. Misiorski inquired about any further development with the property at 705 Litchfield Tpke, where down in the hole there has been some development that was not permitted. A stop work order was issued along with notices of possible zoning and wetlands violations. The owner is currently working with an engineer to explore the possibilities of developing a single family resident on the site. The current owner has been trying to use the space as a little retreat.

Mr. Burdick asked if there are any homes in town that have been structurally condemned with people living in them as there is one on 202 (Litchfield Turnpike) that looks like the porch is falling off and mentions the former FitFarm property as well. Mr. Lucas notes that there are no zoning violations at this time.

7. CORRESPONDENCE: None

MOTION: To adjourn by Mr. Burdick at 7:40 pm, second by Mr. Goodskey: all approve.

Respectfully submitted, Christine Rhoades
Recording Secretary