

Town of New Hartford
530 Main Street, PO Box 316
New Hartford, CT 06057

ZONE CHANGE/ SPECIAL EXCEPTION/ SITE PLAN APPROVAL

() Zone Change () Special Exception () Site Plan Approval () Other

1.

APPLICANT

Name: Paul Monroe
Phone: 978-241-2767 e-mail: pmonroe@greyareatavern.com
Address: 107 Main St New Hartford CT 06057
Interest in Property if not Owner: _____

2.

OWNER(S) OF RECORD

Name: _____
Phone: _____ e-mail: _____
Address: _____

3.

DESCRIPTION OF PARCEL

Location: 107 Main St New Hartford CT 06057
Size: _____ Lot Frontage: _____
Assessor's Map # / Block / Lot 1 / 1 Zone: _____
Present Use: _____
Within 500 Feet of Town Border: Yes / No

Office Use Only: Date Submitted to adjacent towns _____ Date Submitted to LHCEO _____

4.

NAME OF DEVELOPMENT (IF APPLICABLE): _____

5.

REQUESTED ACTION:

- A. () **Zone Change:**
This applicant hereby requests that said premises be changed from _____ Zone to _____ Zone
- B. () **Special Exception:**
This applicant hereby requests a Special Exception Permit to:

- C. **Site Plan Approval:**
This applicant hereby requests a Site Plan Approval to:
Temporary Outdoor Movie Events

6.

AGENT CONTACT INFORMATION:

Agents (if any) representing the applicant who may be directly contacted regarding this application:

1. Name: _____ Phone: _____
Address: _____
Email address: _____
Involvement with Party (Legal, Engineering, etc...) _____
2. Name: _____ Phone: _____
Address: _____
Email address: _____
Involvement with Party (Legal, Engineering, etc...) _____

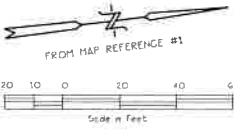
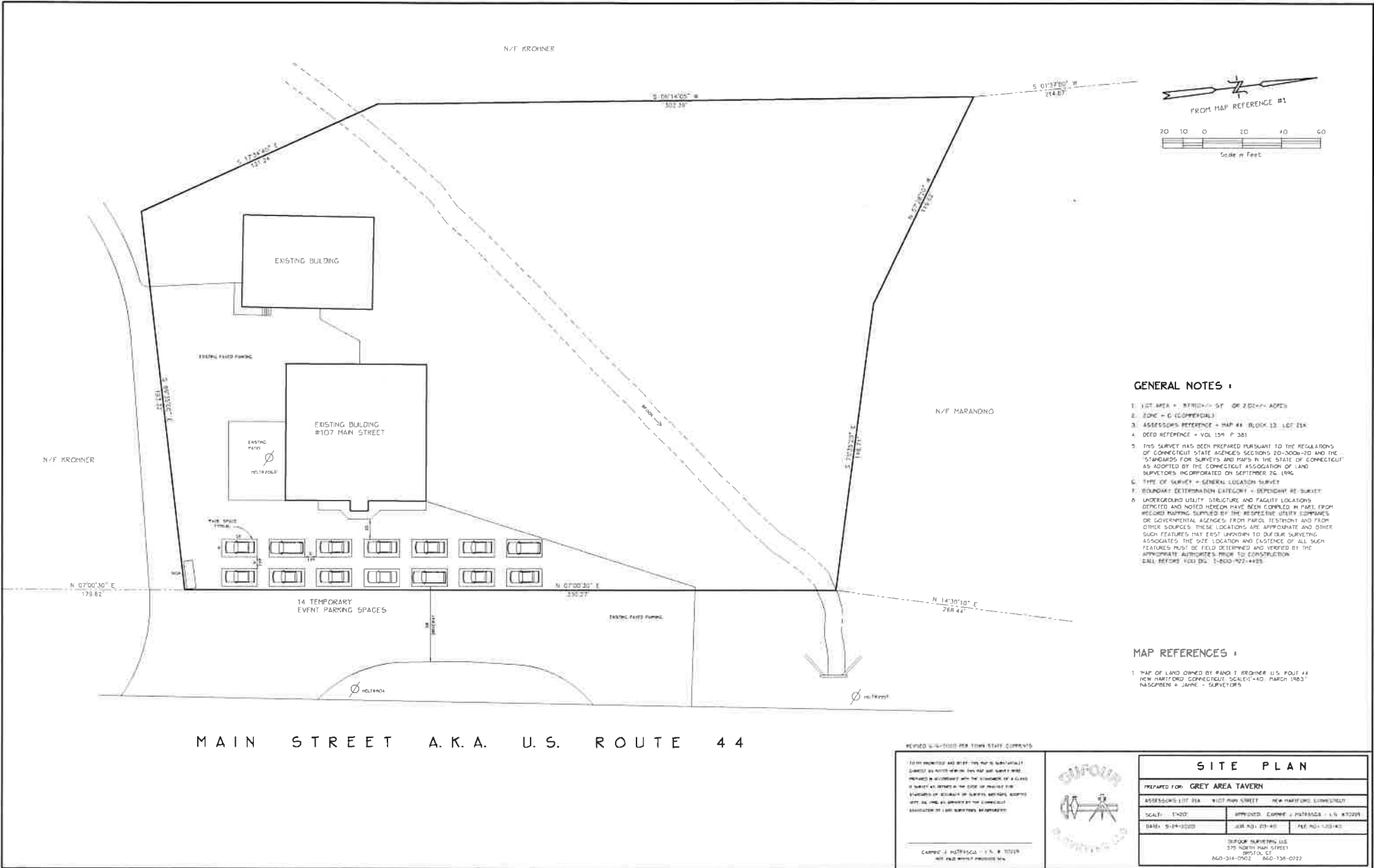
Paul Monroe
Applicant Signature

6/1/20
Date

Paul Monroe
Owner's Signature

6/1/20
Date

OK 105



GENERAL NOTES :

1. LOT AREA = 297,810 +/- SQ. OR 2.0244+ ACRES
2. ZONE = C (COMMERCIAL)
3. ASSESSORS REFERENCE = MAP #4, BLOCK 12, LOT 21A
4. DEED REFERENCE = VOL 159, P. 381
5. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-200b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INCORPORATED ON SEPTEMBER 26, 1996.
6. TYPE OF SURVEY = GENERAL LOCATION SURVEY
7. BOUNDARY DETERMINATION CATEGORY = DEPENDENT RE-SURVEY
8. UNDERGROUND UTILITY STRUCTURE AND FACILITY LOCATIONS DETECTED AND NOTED HEREON HAVE BEEN COMPILED IN PART FROM FIELD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PARCEL TESTimony AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY FIRST UNKNOWN TO OUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG - 1-800-955-4433.

MAP REFERENCES :

1. MAP OF LAND OWNED BY RANDI T. KROHNER U.S. PAT. 44 NEW HARTFORD CONNECTICUT SCALE: 1/4" = 40' MARCH 1983 SURVEYORS & ENGINEERS

MAIN STREET A.K.A. U.S. ROUTE 44

REVISED 5/16/2020 PER TOWN STAFF COMMENTS

I HEREBY CERTIFY AND ACCEPT THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN AND ANY OTHER INSTRUMENTS ACCORDING WITH THE REQUIREMENTS OF A CLASS AS QUALITY AS SET FORTH IN THE CODE OF REGULATIONS FOR PLANNING OF RECORDS OF SURVEY. ANY INSTRUMENTS ACCEPTED WILL BE THE PROPERTY OF THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS AND ENGINEERS.

CAMPBELL PATRICKS - P.E., S.T.S.P.



SITE PLAN		
PREPARED FOR: GREY AREA TAVERN		
ASSESSORS LOT #1A	#107 MAIN STREET	NEW HARTFORD, CONNECTICUT
SCALE: 1"=20'	APPROVED: CAMPBELL PATRICKS - P.E., S.T.S.P.	
DATE: 5/16/2020	JOB NO.: 23-40	FILE NO.: 1/23-40
DEFOUR SURVEYING, LLC 275 NORTH MAIN STREET BRISTOL, CT 06034-0902 860-734-0722		

Michael Lucas

From: Figueiral, Rafael <Rafael.Figueiral@ct.gov>
Sent: Wednesday, June 3, 2020 9:23 AM
To: Michael Lucas
Subject: 107 Main Street

Good Morning,

Per our conversation, the New Hartford Resident Troopers Office does not see any issues with a temporary movie screen being placed in the parking lot of the Grey Area restaurant (107 Main Street). We ask that they make sure traffic on Route 44 is not being impeded by vehicles turning on to the parking lot.

Thank you!

Trooper Figueiral #1123
New Hartford Resident Troopers Office
530 Main Street
New Hartford, T 06057
860-379-8621

Michael Lucas

From: Mark Worsman <markworsman@newhartfordfire.com>
Sent: Thursday, June 4, 2020 12:17 PM
To: Michael Lucas
Subject: Re: Site Plan Approval

Hi Mike
The site plans look fine to me.

Thanks Mark

Sent from my iPhone

> On Jun 2, 2020, at 1:54 PM, Michael Lucas <MLucas@newhartfordct.gov> wrote:
>
>

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, March 11, 2020 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman Ted Stoutenberg, Dan LaPlante (7:14PM), Marty Post,
Alternates Tom McLoughlin and Mike Misiorski; Zoning Enforcement Officer Mike Lucas.

ABSENT: David Krimmel, Jim Steadman, and Alternate Peter Ventre.

Chairman Ted Stoutenberg the meeting to order at 7:10PM. Mr. McLoughlin and Mr. Misiorski were seated for Mr. Krimmel and Mr. Steadman.

1. PUBLIC HEARINGS:

None.

2. NEW APPLICATIONS:

A. Jay A. Bailey/Owner – Map 36B – Block 126 – Lot 020 – 575 Main Street – Special Exception – Bed and Breakfast.

No one appeared on behalf of the owner/applicant.

The Commission reviewed the submitted plan for the proposed use. Mr. Lucas reported that no changes to the footprint of the building were being proposed.

Mr. Lucas noted that the owner/applicant did not intend to pave the existing driveway. He explained that it was gravel and that the parking penciled in was merely to demonstrate that adequate parking exists.

Mr. Lucas relayed the applicant's plan to not serve breakfast. He explained that a common kitchen will serve guests to utilize as part of their stay.

Mr. Stoutenberg questioned whether the entire dwelling will serve as the Bed and Breakfast or only a portion of it. Mr. Post questioned how much parking is required for the use.

The consensus of the Commission was that they would like the site plan updated and to include all structures and a zoning table that includes the coverage.

MOTION: Mr. McLoughlin, Mr. Misiorski second, to accept the application and schedule a public hearing for April 8, 2020; unanimously approved.

3. PENDING APPLICATIONS:

None.

4. NEW BUSINESS:

None.

5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

None.

6. APPROVAL OF MINUTES: February 12, 2020.

MOTION: Mr. McLoughlin, Mr. LaPlante second, to approve the February 12, 2020 Minutes; unanimously approved.

7. ZONING ENFORCEMENT OFFICER'S REPORT:

Mr. Lucas reported that the former Portobellos restaurant is under new ownership and will likely open sometime next month as it will continue as a restaurant. Additionally, Mr. Lucas reported a new winery will be opening at 146 South Road.

Mr. Lucas advised the Commission that the Town's website has been updated with a great deal of information regarding the possible sale of its water assets.

Mr. Lucas reported that a new insurance company is moving into the space adjacent to Petricone's where a different insurance company formerly occupied the space.

Mr. Lucas noted that enforcement has again been amped up for illegal signs in town.

Lastly, Mr. Lucas updated the Commission regarding an anonymous complaint he had received some time ago regarding a property on West Hill Road. Unfortunately, the complainant had identified the wrong street as he recently discovered by chance that the address with the problem trailer was actually on Camp Workcoeman Road and not West Hill Road.

8. CORRESPONDENCE:

None.

MOTION: Mr. Steadman, Mr. Post second, to adjourn at 8:32PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**