

**New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, March 10, 2021 at 7:00 PM
Held Via ZOOM**

PRESENT: Chairman Ted Stoutenberg, Mike Misiorski, Marty Post, Jim Steadman, Alternates John Burdick and Robert Goodskey; Zoning Enforcement Officer Mike Lucas.

ABSENT: Dan LaPlante.

Chairman Ted Stoutenberg the meeting to order at 7:05PM. Mr. Burdick was seated for Mr. LaPlante.

1. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Appointments to fill Vacancies of a Regular Member and an Alternate Member on the Commission.

Mr. Stoutenberg reminded the Commission about the resignation of David Krimmel. He noted that after his position is filled, a vacancy would exist for an alternate member.

MOTION: Mr. Stoutenberg, Mr. Steadman second, to appoint Mike Misiorski as a regular member of the Planning and Zoning Commission; unanimously approved.

Town Clerk Debbie Ventre was present and following this motion, swore in Mr. Misiorski as a regular member of the Commission.

Mr. Stoutenberg reported having consulted with the Democratic Town Committee on these vacancies. He noted that they had endorsed both Mr. Misiorski as a proposed regular member and Bob Goodskey as an Alternate Member.

MOTION: Mr. Stoutenberg, Mr. Steadman second, to appoint Bob Goodskey as an alternate member of the Planning and Zoning Commission; unanimously approved.

Mr. Stoutenberg reported the recent resignation of Tom McLoughlin as an alternate member of this commission.

Town Clerk Debbie Ventre then swore in Mr. Goodskey.

2. NEW BUSINESS:

A. Bryan D. Douglas – Applicant – Anne Bailey/Owner – Subdivision Application – Map 024 – Block 032 – Lot 10-B – Stub Hollow Road – 2 Lot Subdivision.

Project Engineer Tom Grimaldi of Hiltbrand Engineers appeared before the Commission regarding this application. He noted the site to be just a mile south from the intersection of West Hill Road. Mr. Grimaldi reported his clients, Bryan and Debbie Douglas, were seeking to carve one two-acre parcel from this 49-acre larger piece. He noted that pursuant to the Subdivision Regulations, 15% of it is being protected as open space in the northerly and easterly part of the property. Mr. Grimaldi reported having met with First Selectman Dan Jerram about that area designated as Open Space and noted how it is contiguous to other property that the Town has a lease on. He explained that 7.24 acres will be deeded to the Town in perpetuity.

Mr. Grimaldi reviewed the site plan noting the location of the proposed driveway. As the length of the driveway was 300' and clearing of more than an acre was planned, a stormwater management plan along with the sedimentation and erosion control plan was submitted,

according to Mr. Grimaldi. He noted the location of the proposed drywalls and raingardens which will result in no net increase in stormwater runoff. Mr. Grimaldi indicated that septic fill will be imported as would process aggregate for the driveway, along with the medium necessary for the raingarden. He reviewed the shallow cut slopes that were included to establish a pad for the dwelling.

Mr. Grimaldi reviewed the design that will address the stormwater including the berms, drywells, and bioretention area. He noted that the bioretention area was oversized slightly.

Mr. Grimaldi reported approvals having been received for the septic design from the Farmington Valley Health District for both the reserve area for 190 Stub Hollow Road and the subject site. Mr. Steadman questioned whether there were any wetlands on the parcel. Mr. Grimaldi reported that there were not any wetlands on the subject site but indicated the area there was a small area of wetlands by the culvert and the larger wetlands area, confirming the proposed lot was beyond the upland review area of both.

Mr. Grimaldi noted that the area along the road will remain wooded as would the area up in the back. He explained and reviewed the erosion controls to be utilized including the silt fence, erosion control blankets, and check dams along the driveway. Mr. Grimaldi explained how the filter socks to be staked down.

Mr. Lucas reported that the Town's professional engineer, Todd Parsons, had reviewed this proposed site plan, and after an exchange of communications, had indicated his approval.

Mr. Post questioned the reserve areas. Mr. Grimaldi explained that there was a reserve area for the current owner, Mrs. Bailey, reflected on the site plan as well as a reserve area included for the proposed subdivided lot for his clients, Mr. and Mrs. Douglas.

Mr. Steadman questioned whether the property to be deeded to the Town had been accepted by them. Mr. Grimaldi indicated that a meeting had taken place with Mr. Jerram who had indicated it would. As Mr. Jerram was present, he confirmed that the piece will abut an area already designated as Open Space, noting the view is very beautiful at the top of the hill.

Mr. Burdick indicated that he was pleased with the area to be protected as Open Space as part of this project.

MOTION: Mr. Misiorski, Mr. Post second, to approve the two-lot subdivision application of Bryan D. Douglas – Applicant – Anne Bailey/Owner – Map 024 – Block 032 – Lot 10-B – Stub Hollow Road including per the drawings submitted, Plan Set Lot 10-B1 #190 Stub Hollow Road New Hartford, Connecticut prepared by R.R. Hiltbrand Engineers and Surveyors LLC Sheets 1-4 dated March 3, 2021 revised to March 10, 2021; unanimously approved.

B. Allan Borghesi, Borghesi Bldg. & Eng./Applicant – MBR Holdings New Hartford LLC – Site Plan Approval – Map 044 – Block 013 – Lots 001) 002 – 195B Main Street.

Allan Borghesi appeared before the Commission regarding this application. He noted that his clients had purchased two lots several years ago and were currently at 95% capacity. He noted that the proposal included an addition of two additional buildings with 11,700 square feet each. He explained that approval was being sought for both but the construction would be complete in two phases.

Mr. Borghesi indicated that the topography around the two buildings would be very level. He noted that one lot was 6.09 acres while the other lot was 2.82 acres. He indicated that the

appearance of the building will be almost identical to the existing building. A masonry veneer would be installed at the base of the building to the portion that is visible to the public. He indicated the colors and height of the building would be the same. Mr. Borghesi indicated that there was extra planting added as part of this proposal. He also indicated that the existing retention pond is at a capacity to handle both buildings. Mr. Borghesi reviewed the site plan including the location of the temporary stockpiles.

Mr. Borghesi reported that a 20,000-gallon cistern would be installed on the front of the property. He noted that the fire chief had reviewed the same and was pleased with they type and size of the proposed fiberglass tank.

Mr. Borghesi noted that a photometric plan had been submitted, explaining that all lighting would be full cutoff and low intensity.

Mr. Stoutenberg questioned whether the area around the tank would be deeded to the Town of New Hartford, explaining the Zoning Regulations require it. He questioned whether the trees along the front of the site would remain. Mr. Borghesi confirmed.

Mr. Post questioned whether the request was for one building or two. It was noted that the plans were confusing as they reflected one building as “existing” and one as “proposed”. Mr. Post questioned whether a sump was included with the detention basin. Mr. Borghesi confirmed.

Mr. Misiorski questioned whether the cistern was sufficient. Mr. Stoutenberg explained that the Subdivision Regulations indicate that for a five-lot subdivision, a 20,000-gallon tank was required.

Mr. Steadman questioned whether there was any consideration given to connecting to the Town’s water supply. Mr. Borghesi indicated that he would be pleased to offer the Town the sum of \$64K to extend the water line.

Mr. Burdick questioned whether the cistern language was included for a residential five-lot subdivision and had considered a five-lot commercial subdivision. Mr. Stoutenberg indicated that the Subdivision Regulations do not make a distinction. Mr. Burdick recommended that the landscaping continue to include deciduous trees.

Mr. Misiorski questioned what type of parking was required/planned for the two proposed buildings. Mr. Borghesi explained that typically storage buildings do not have parking spaces, noting the Zoning Regulations do not address them.

Mr. Jerram noted that the site plan did not include any reference to the maintenance of the proposed cistern and suggested that if an approval was to be granted, it should be subject to including access and a maintenance agreement to the Town.

MOTION: Mr. Steadman, Mr. Stoutenberg second, to approve drawings titled, “Plan set All Star Storage 195 Main Street New Hartford Connecticut consisting of Sheets SP1 SP2 SP3 SPD1 SPD2 Revised through March 4, 2021 Prepared by Borghesi Building and Engineering, Inc.” subject to the following conditions:

1. Approval granted on only one building. The Phase II building which is shown on drawings is subject to another discussion at some future time.

2. Developer to work with town on town's right to access and maintain cistern to be provided to the town. In lieu of cistern, if feasible, the Commission would accept extension of the existing water line as far as the property;

Motion failed with all voting members opposing.

WPCA Chairman Denton Butler advised that for planning purposes, a cost of \$265 per linear foot could be used for extending the town's water line, exclusive of the time and cost to gain the necessary approval from the State of Connecticut.

MOTION: Mr. Stoutenberg, Mr. Post second, to approve only Building 1 on the drawings titled, "Plan set All Star Storage 195 Main Street New Hartford Connecticut consisting of Sheets SP1 SP2 SP3 SPD1 SPD2 Revised through March 4, 2021 Prepared by Borghesi Building and Engineering, Inc." subject to the following conditions:

1. Approval granted on only one building. The Phase II building which is shown on drawings is subject to another discussion at some future time.
2. Developer to work with town on town's right to access and maintain cistern to be provided to the town. In lieu of cistern, if feasible, the Commission would accept extension of the existing water line as far as the property;

Motion withdrawn.

The guidance the Commission provided to the applicant was that the plans be revised to correct the confusing language between "existing" and "proposed" relative to the two buildings.

3. PUBLIC HEARINGS:

A. Garrett Homes LLC/Applicant – Satan's Kingdom LLC/Owner – Map 044 – Block 013 – Lot 020 – 173A Main Street – Retail Development with Proposed 35 Parking Spaces. (Continued to March 24, 2021).

No business discussed.

4. PENDING APPLICATIONS:

A. Garrett Homes LLC/Applicant – Satan's Kingdom LLC/Owner – Map 044 – Block 013 – Lot 020 – 173A Main Street – Retail Development With Proposed 35 Parking Spaces. (Continued to March 24, 2021).

No business discussed.

5. APPROVAL OF MINUTES: February 24, 2021

The February 24, 2021 Minutes should be amended to indicate that neither Mr. Post nor Mr. McLoughlin were present at the meeting.

MOTION: Mr. Burdick, Mr. Steadman second, to approve the February 24, 2021 Minutes as amended; unanimously approved.

6. ZONING ENFORCEMENT OFFICER'S REPORT:

Mr. Lucas reported having received a complaint about the accumulation of trash at a property on Cottage Street. He indicated that he was able to reach the property owner who had confirmed that the site would be cleaned up soon. Mr. Lucas indicated that he would continue to monitor the progress at that location.

Mr. Steadman questioned whether the property was in the Farmington River Overlay District. Mr. Lucas indicated that it was not. Mr. Steadman indicated that a property that was located on the river side in the Overlay District had remnants from a sawmill that were being deposited. Mr. Burdick remarked about complaints he has received about the perpetual tag sale on Main

Street. Mr. Lucas reported having spoken to that property owner who used to sell at flea markets and would follow up with him again.

Mr. Steadman questioned the lot on Litchfield Turnpike opposite the Radwick plaza. Mr. Lucas indicated that it is a “one step forward, two steps backward” property. He noted that he had been working with the property owner on gaining compliance with this property. Mr. Lucas indicated that he had also spoken to the tenant who had assured him that things would change in the Spring. Mr. Burdick questioned whether buildings can be condemned, noting that the building on this site appeared to be close to that state. Mr. Jerram reported that he and Mr. Lucas had met with the owner of this parcel a couple of weeks ago.

7. CORRESPONDENCE:

None.

MOTION: Mr. Post, Mr. Steadman second, to adjourn at 8:30PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**