

New Hartford Planning and Zoning Commission
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Town Hall, 530 Main Street, New Hartford, Connecticut
Wednesday, February 28, 2024 at 7:00 PM
Sessions Conference Room

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

ABSENT: Alternate Mike Zordan

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

1. PUBLIC HEARINGS:

A. Town of New Hartford – Amendment to the Zoning Regulations – Pursuant to Public Act 23- 142, change Group Daycare from Site Plan Approval to allowed without permit to all pertaining zones. It is clarified that this pertains to childcare, not group home or adult daycare. This is pertaining to the state's public act to change group daycares to allowed versus permit required. This is a state law that requires the commission to change the regulation, and there was no opt out provision for small towns as there sometimes are for Public Acts. Mr. Lucas presents the draft of the regulation with the adjustment included for the commission to review.

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

2. PENDING APPLICATIONS:

A. Town of New Hartford – Amendment to the Zoning Regulations – Pursuant to Public Act 23- 142, change Group Daycare from Site Plan Approval to allowed without permit to all pertaining zones.

MOTION: To approve the application as presented made by Mr. Post, second by Mr. Misiorski, all approve.

3. NEW APPLICATIONS: None

4. OTHER BUSINESS: Commission discussion:

a) Cannabis Regulations – moratorium has been continued, but the end of that extension is coming up soon. It was asked if there was a referendum coming up where this could be asked, and Mr. Lucas is unsure if that is in the works or if it could even be added to the ballot at this time, but it is something that could be investigated. The three categories were discussed (retail, packaging/processing, or growing) and locations they could possibly be allowed if any locations are available. Mr. Post relates this to B&Bs (AirBnb type rentals) as in he believes the owners should be able to do what they would like on their own property, and it should be put to a vote for the public to decide on. He states the town prides itself on being an agricultural town, and he doesn't think it should be entirely ruled out. Mr. LaPlante states he feels that no matter how many come to the polls for a referendum, the result would end up pretty close to a 50/50 vote but doesn't think it needs to be in our town as it's accessible within 20 or so miles in neighboring towns. Mr. Atwood states he sees both sides of the argument and isn't sure which

way to go with this decision currently. The commission ends the discussion with the plan to try for a referendum as they feel it's a polarizing topic for the residents.

b) Setbacks on Collector Roads – Current setbacks vary from 100ft, 80ft down to 40ft. Setbacks were set as further development was expected on these roads and there was no desire to have anything closer to the road than those distances. Right now, anyone that wants to do work in this area on their property would need to go to Zoning Board of Appeals. The consensus is that this regulation will get rewritten and voted on at another meeting.

5. MEETING MINUTES: October 25, 2023, and December 13, 2023

MOTION: To accept the minutes made by Mr. Post, second by Mr. Atwood, all approve.

6. ZONING OFFICER'S REPORT: Quiet, but mentioned that the selectmen are working on a vacant building ordinance as there are a few around town.

7. CORRESPONDENCE: February 12, 2024 letter from Marty Connor, Planning Consultant RE: New Hartford Village Application. Anticipating the application for this in April, and Marty's letter provides a good rundown of what the commission should be looking for when it is received. There is a meeting of Bobroske' team with the Architectural Review Committee on March 13th at 5pm in the Sessions Conference Room where they will go over some elevations, site plans and the landscape plan. The definitions of senior, age targeted and workforce housing are expected to be part of their application. The commission discussed how much this may help meet the state requirements for affordable housing.

MOTION: To adjourn by Mr. Goodskey at 7:49 pm, second by Mr. Atwood: all approve.

Respectfully submitted, Christine Rhoades
Recording Secretary