

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
FEBRUARY 1, 2016**

ROLL CALL:

MEMBERS PRESENT: Eric Prause, Chairman
Andy Kidd, Vice Chairman
Michael Stebe, Secretary
Jessica Scorso
Timothy Bergin

Alternate Member Sitting in Place of Mr. Stebe: Julian Stoppelman

Alternates: Teresa Ike
Patrick Kennedy

Also Present: Mark Pellegrini, Director of Planning
Renata Bertotti, Senior Planner
Kyle Shiel, Senior Planner
Karen Logan, Recording Secretary

Time Convened: 7:03 P.M.

NEW BUSINESS:

KATHLEEN ARTEAGA – Pre-application review to discuss the possibility of a zone change from Residence AA to Rural Residence zone for the purpose of keeping horses at 278 Hackmatack Street.

MOTION: Because Ms. Arteaga was not in attendance, Mr. Kidd moved to table this agenda item and Ms. Scorso seconded. All members voted in favor and the motion passed.

ADMINISTRATIVE REPORTS

There were no administrative reports.

APPROVAL OF MINUTES

December 7, 2015 – Public Hearing/Business Meeting

MOTION: Mr. Stoppelman moved to approve the minutes of the December 7, 2015 Public Hearing and Business Meeting as written. Mr. Bergin seconded the motion and all members voted in favor.

January 4, 2016 – Public Hearing/Business Meeting

MOTION: Mr. Bergin moved to approve the minutes of the January 4, 2016 Public Hearing and Business Meeting as written. Ms. Scorso seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

TMI OF MANCHESTER, L.P. – CUD Detailed Site Development Plan (2016-002); Erosion and Sedimentation Control Plan (2016-003) – For development of a 4-story hotel at 109 Pavilions Drive.

BILL O’NEILL – Lot Frontage Line Determination (2016-004) – Lot frontage line determination at 533R and 543 Gardner Street.

CALAMAR, INC. – EHD Zone Change and Preliminary Site Development Plan (2016-009) – For development of multi-family elderly housing with 128 units at 188 Spencer Street.

KATHLEEN ARTEAGA – Pre-application review to discuss the possibility of a zone change from Residence AA to Rural Residence zone for the purpose of keeping horses at 278 Hackmatack Street.

Ms. Kathleen Arteaga, 73 Mozart Street, West Hartford, apologized for being late and spoke to the Commission regarding the property she hoped to purchase at 278 Hackmatack Street. She noted that the property was originally represented to her as being zoned rural and therefore, a suitable property on which to keep her horses. She stated that she later found out that the 12-acre parcel was actually located in a Residence AA zone, not Rural Residence zone.

She stated that her main objective in seeking to purchase this parcel of land was to be able to keep her horses at her home. Mr. Stoppelman asked how large each piece of the parcel is and how it would be used. Ms. Arteaga displayed a map of the property and described her plans for the location of the barn, as well as the different paddocks and the manure pile, which would be removed monthly. She cited concerns for her neighbors regarding the smell associated with keeping horses and noted that she planned to locate the manure pile as far away from adjoining properties as possible. She also indicated the arias of the parcel that she intended to use for summer and winter pastures, as well as the location of the riding paddock.

Mr. Kidd asked staff if the zoning for this parcel had recently been changed. Ms. Bertotti replied that there had been an application for a PRD zone change at one time, but it had been withdrawn.

Mr. Kidd asked Ms. Arteaga to talk about the fence around the property and how each pasture would be used. He noted his concern that the riding paddock would abut several homes on the south side of the property, and that riding might cause a commotion. Ms. Arteaga replied that she planned to maintain trees on the periphery of the parcel to act as a buffer zone. She also stated that the riding ring would only be used for her personal riding. She had no intention of giving lessons or boarding horses. If the Commission requested, she was willing to move the riding ring further away from the adjacent homes.

Mr. Kidd went on to ask staff if there was an issue with frontage on this property and Mr. Pellegrini said there was not.

Mr. Stebe asked how much room was necessary for three horses and Ms. Arteaga replied that she liked to maintain about two acres per horse, noting that the bigger the area, the easier it is to keep clean.

Ms. Scorso asked if Ms. Arteaga had been in direct communication with the church abutting the property regarding their concerns and Ms. Arteaga said she had not spoken with them.

Mr. Prause asked if Ms. Arteaga was already under contract to purchase the property. Ms. Arteaga stated that she was, contingent upon the outcome of her zoning change request.

Mr. Prause asked staff how the surrounding properties were zoned and if they were able to keep horses. Ms. Bertotti answered that the majority of the surrounding properties were zoned Rural Residence and it was possible for those properties to keep horses and other types of farm animals.

Mr. Kennedy said because the surrounding property was zoned rural for the most part, it would be logical and more consistent to change this property to a rural zone.

Mr. Stoppelman agreed with Mr. Kennedy that it would be beneficial to change the zoning, but the neighbors would have to be notified of the zone change.

Mr. Kidd pointed out that there was a water easement running through the land, near the location of the barn. He wondered if there might be an issue with the wetlands and informed Ms. Arteaga that there might be additional paperwork and accommodations required if the wetlands were affected.

Mr. Pellegrini remarked that the topic of discussion was a zoning change and as such, required a straight up or down vote, with no conditions. If the zoning change passed, the keeping of horses would be a permitted use.

Ms. Arteaga thanked the Commission for taking the time to meet with her for the pre-application review.

Mr. Stebe moved to adjourn the meeting; Mr. Kidd seconded the motion and all members voted in favor.

The Chairman closed the business meeting at 7:42 p.m.

I certify these minutes were adopted on the following date:

March 7, 2016 _____
Date

Eric Prause, Chairman

**NOTICE: A DIGITAL RECORDING OF THIS BUSINESS MEETING CAN
BE HEARD IN THE PLANNING DEPARTMENT.**