

Hearing 10-14
legals 1012+

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

ZONE CHANGE/ SPECIAL EXCEPTION/ SITE PLAN APPROVAL

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

1. **APPLICANT**

Name: Jason Levesque
Phone: 860-724-6925 e-mail: Jason@JELBuild.com
Address: 48 Garrett Ridge Court 52 Climax Rd Simsbury CT 06070
Interest in Property if not Owner: contractor

2. **OWNER(S) OF RECORD**

Name: Joseph Rossi & Nicole Barrelos
Phone: _____ e-mail: _____
Address: 48 Garrett Ridge Court

3. **DESCRIPTION OF PARCEL**

Location: 48 Garrett Ridge Court
Size: _____ Lot Frontage: _____
Assessor's Map # / Block / Lot _____ / _____ / _____ Zone: _____
Present Use: Residential
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):** Garrett Ridge

5. **REQUESTED ACTION:**

- A. () **Zone Change:**
This applicant hereby requests that said premises be changed from _____ Zone to _____ Zone
- B. (X) **Special Exception:**
This applicant hereby requests a Special Exception Permit to:
Accessory Dwelling Unit
- C. () **Site Plan Approval:**
This applicant hereby requests a Site Plan Approval to:

6. **AGENT CONTACT INFORMATION:**

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

- 1. Name: Jason Levesque Phone: 860-724-6925
Address: 52 Climax Rd
Email address: Jason@JELBuild.com
Involvement with Party (Legal, Engineering, etc...) contractor
- 2. Name: _____ Phone: _____
Address: _____
Email address: _____
Involvement with Party (Legal, Engineering, etc...) _____

Applicant Signature _____ Date _____ Owner's Signature _____ Date _____

Order ID: 6769339

* Agency Commission not included

GROSS PRICE * : \$109.78

PACKAGE NAME: Legal Notice Zoned Daily

Product(s): Hartford Courant, Affidavits, MyPublicNotices.com

AdSize(s): 1 Column, NO AD SIZE

Run Date(s): Friday, October 2, 2020, Friday, October 9, 2020

Color Spec. B/W

Preview

**NOTICE OF PUBLIC HEARING
TOWN OF NEW HARTFORD
PLANNING & ZONING COMMISSION**

The Planning & Zoning Commission will meet on Wednesday, October 14, 2020 at 7:00PM by Zoom to conduct the following public hearing(s):

Jason Levesque/Applicant – Joseph C. Rossi Jr. & Nicole M. Barcelos/Owner – Map 034 – Block 012 – Lot 6-16 – 48 Garrett Ridge – Special Exception – Accessory Dwelling Unit.

Interested parties are encouraged to participate in this Virtual Public Hearing. The link to this meeting may be found on the Town of New Hartford's website under the Calendar of Events. For security purposes; please use your full name when logging on to the meeting.

Dated this 16th day of September, 2020
By Theodore Stoutenberg, Chairman
Planning & Zoning Commission
10/2, 10/9/2020 6769339

Jason Levesque/Applicant
Joseph C. Rossi Jr. & Nicole M. Barcelos/Owner
52 Climax Road
Simsbury, CT 06070

To: Abutting Neighbors - Map 0034 – Block 012 – Lot 6-16 – 48 Garrett Ridge Court –
Jason Levesque/Applicant – Joseph C. Rossi Jr. & Nicole Barcelos/Owner

Re: Special Exception – Accessory Dwelling Unit.

TO WHOM IT MAY CONCERN:

This letter is to inform you that a public hearing will be held by the Planning and Zoning Commission at its Regular Meeting on **October 14, 2020 at 7:00 P.M.** **This public hearing will be a virtual meeting held on ZOOM.** At that time, the above referenced application will be heard.

Interested parties are encouraged to participate in this Virtual Public Hearing. The link to this meeting may be found on the Town of New Hartford's website under the Calendar of Events. **For security purposes; please use your full name when logging on to the meeting.**

Copies of the applications are available for inspection on the Town of New Hartford website or in the Land Use Office in New Hartford Town Hall, 530 Main Street.

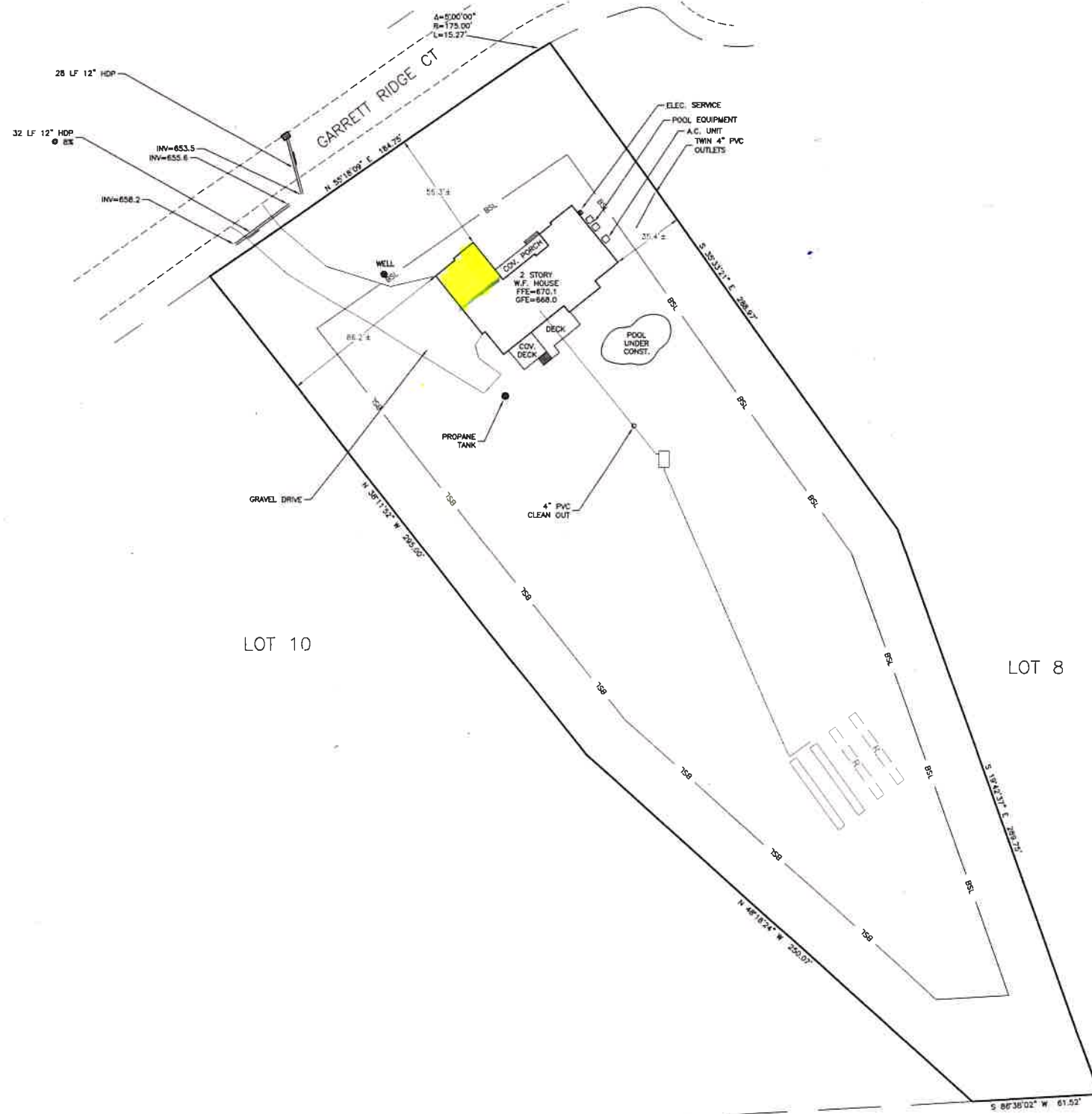
We are seeking: A Special Exception for: an Accessory Dwelling Unit.

Thank you,

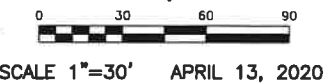
Jason Levesque/Applicant

NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A DEPENDENT RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
2. REFERENCE IS MADE TO MAPS 2156 & 2178 ON FILE IN THE NEW HARTFORD TOWN CLERK'S
3. THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN
4. PLAN PREPARED FOR LEPORE & SONS
5. LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY.
6. BEARING BASED ON CT STATE PLANE COORDINATES (NAD83).
7. CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.
8. AS-BUILT IMPROVEMENTS SHOWN ON THIS MAP ARE BASED ON A FIELD SURVEY PERFORMED BY J. EDWARDS & ASSOCIATES, LLC, ON 04-10-20.



IMPROVEMENT LOCATION SURVEY
 LOT 9
 GARRET RIDGE ESTATES SECTION II
 #48 GARRETT RIDGE COURT
 NEW HARTFORD, CONNECTICUT



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 THIS MAP IS NOT VALID UNLESS EMBOSSED WITH SEAL OR AFFIXED WITH THE LIVE STAMP OF SIGNATORY



J. EDWARDS & ASSOCIATES, LLC
 Engineering and Surveying
 227 Stepany Road
 Easton, CT 06812
 (203) 288-4205
 www.jeassoc.com



JASON EDWARDS, L.S. No. 17080B



PAID

SEP 16 2020

RECEIVED

FEE: \$50.00

Farmington Valley Health District

95 River Road, Suite C • Canton, CT 06019 • Phone (860) 352-2333 Fax (860) 352-2542

Avon • Barkhamsted • Canton • Colebrook • East Granby • Farmington • Granby • Hartland • New Hartford • Simsbury

CK# 1087

APPLICATION FOR ADDITION

PROPERTY OWNER: Joseph Rossi & Nicole Bairelos PHONE # (H): _____
 ADDRESS 48 Garrett Ridge Court TOWN New Hartford Email _____
 PHONE # (Work/Cell) _____
 *CONTRACTOR: Jean E Levesque Construction PHONE #: 860-724-6925
 Email Jean @ JELBuild.com

* Contractors that conduct renovation, remodeling or paint removal activities on residential houses, apartments and child-occupied facilities built before 1978 **MUST** be EPA certified.

TYPE OF PROPOSAL

Building Addition &/or Anterior Renovation (describe) Construction of In-law suite
kitchen, bedroom, bathroom over garage

Number of bedrooms in existing house 3 Number of bedrooms after addition 4

Detached Structure Shed Barn Garage Propane Generator Pad Other (describe) _____

Swimming Pool In-ground Above ground (filter type _____) heated y/n Deck provided Yes No

Building Conversion - Change in use (describe) _____

House Teardown, Replacement: Using existing foundation _____ New foundation _____
Bedrooms in existing house _____ # Bedrooms in proposed house _____

PLEASE COMPLETE

Will the addition have: Heat yes no Plumbing yes no Exterior sewer pipe/pump needed? yes no
Interior sewage pump needed? yes no

Full foundation Frost Wall Slab Piers Other N/A

Footings Drains yes (show on plan) no Cuts in grade <50' downhill of septic system? yes no

Distance of proposed addition from: Septic tank 25 ft Leaching system 25 ft Well 25 ft
Any sewage backups, overflows or other problems noted with the existing septic system? Yes No

** PROVIDE A SKETCH SHOWING THE LOCATION OF THE ADDITION RELATIVE TO THE WELL & SEPTIC **

FVHD ASSUMES NO RESPONSIBILITY FOR PRESENT/FUTURE OPERATION OF SEPTIC SYSTEM OR FOR ANY DAMAGE TO THE SEPTIC SYSTEM CAUSED BY THE NEW CONSTRUCTION OR ANY NECESSARY TESTING.

I certify that I'm the owner or owner's contractual representative & that the information above is accurate to the best of my knowledge. I also acknowledge that I'm responsible for securing any required approvals from other town/state agencies (Bldg, Wetlands, Zoning, etc.)

Signature [Signature] DATE 9/17/20
THE APPROVAL WILL BE FAXED TO TOWN BLDG DEPT. FVHD WILL CALL ONLY IF QUESTIONS ARISE.

(OFFICE USE ONLY) FVHD APPROVED [Signature] DENIED _____ Date: 9/18/20

COMMENTS: system designed for 4 bedrooms

September 26, 2020

To whom it may concern:

We are a group of three neighbors who live adjacent to the property at 48 Garrett Ridge Ct, New Hartford, CT, owned by Joseph Rossi, Jr. and Nicole Barcelos. We are aware that Joseph and Nicole are planning to convert their unfinished bonus space above their garage into an in-law living space for their mother-in-law/mother, Martha Barcelos, to reside. They have been planning this renovation since they built their home and they have been open with all of us in sharing their plans. Their proposed plans do not modify the exterior appearance and they match the interior style and structure of their current home. We believe this plan is in the best interest of their family, who have become part of our neighborhood.

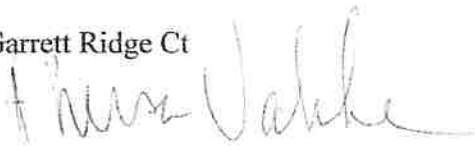
We strongly support the proposed project and have no objections.

Sincerely,

39 Garrett Ridge Ct

Two handwritten signatures in cursive script, one above the other, corresponding to the address 39 Garrett Ridge Ct.

44 Garrett Ridge Ct

A single handwritten signature in cursive script corresponding to the address 44 Garrett Ridge Ct.

45 Garrett Ridge Ct

A single handwritten signature in cursive script corresponding to the address 45 Garrett Ridge Ct.