

**ZONING BOARD OF APPEALS
VIRTUAL MEETING – AGENDA
MAY 20, 2020 – 7:00 PM
ZOOM PLATFORM**

1. PUBLIC HEARINGS:

A. Joan G. & Joseph J. Zakrzewski – Map 043 – Block 046 – Lot 046 – 33 Satan’s Kingdom Road – Special Exception – Expansion of a Non-Conforming Structure – Enclose and Convert Part of a Deck to Living Area.

2. PENDING APPLICATIONS:

A. Joan G. & Joseph J. Zakrzewski – Map 043 – Block 046 – Lot 046 – 33 Satan’s Kingdom Road – Special Exception – Expansion of a Non-Conforming Structure – Enclose and Convert Part of a Deck to Living Area

3 NEW BUSINESS:

4. OTHER MATTERS:

5. APPROVAL OF MINUTES: February 19, 2020.

Respectfully submitted,

**Laura White
Land Use Secretary**

<https://us02web.zoom.us/j/5277877827>

Meeting ID: 527 787 7827

Password: 856721

**Dial in by phone
1 929 205 6099**

Use the same meeting ID and Password

Public commentary must be received at least 24 hours in advance of the meeting.

email to: town@newhartfordct.gov

Mail to: Town of New Hartford, 530 Main St., P.O. Box 316, New Hartford, CT 06057

Order ID: 6661625

* Agency Commission not included

GROSS PRICE * : \$129.18

PACKAGE NAME: Legal Notice Zoned Daily

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

AdSize(s): 1 Column

Run Date(s): Wednesday, April 8, 2020, Wednesday, April 15, 2020, Friday, April 24, 2020

Color Spec. B/W

Preview

**NOTICE OF PUBLIC HEARING
TOWN OF NEW HARTFORD
ZONING BOARD OF APPEALS**

The Zoning Board of Appeals will meet at their Regular Meeting on Wednesday, May 20, 2020 at 7:00PM in New Hartford Town Hall, 530 Main Street, and New Hartford, CT to conduct the following public hearing:

Applicant: Joan G. & Joseph J. Zakrzewski
Owner: Joan G. & Joseph J. Zakrzewski
Location: Map 043 - Block 013 - Lot 046 - 23 Satan's Kingdom Road
Special Exception: Special Exception - Expansion of a Non-Conforming Structure - Enclose & Convert Part of Deck to Living Area.

At this public hearing, interested persons may appear and be heard and written communications received. The file is available for inspection in the Land Use Office in New Hartford Town Hall, 530 Main Street, New Hartford, CT.

Dated this 23rd day April, 2020
By Mary Lou Raymo, Chairman
Zoning Board of Appeals
5/8/2020, 8/15/2020 6661625

To the Building Inspector,

Attached is the proposal for a new addition, with porch on a pre-existing deck. I will be the contractor for this project and will be hiring professionals for each stage of the projects development. Each person hired will be licensed and insured by the State of Connecticut and I will submit to you a copy of their license as each one is hired.

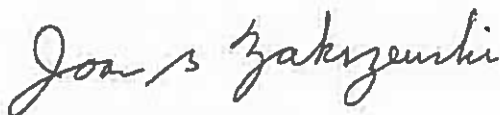
I have hired a structural engineer to determine how many piers and footings the project will need. The existing decking will be removed and the joists inspected by the carpenter. Any that are rotted will be removed. The front panels will be removed to allow any new footings to be put in. At the moment, there are four footing in the front, 12" wide and down below frost level. On the open side, there are two additional footings. The engineer will determine what additional ones I need.

Wednesday I visited the Farmington Valley Health District and picked up their permit form. I mailed it with their payment on the same day.

Today I met with the Zoning Officer and completed the application with him.

Any questions or concerns, do not hesitate to contact me.

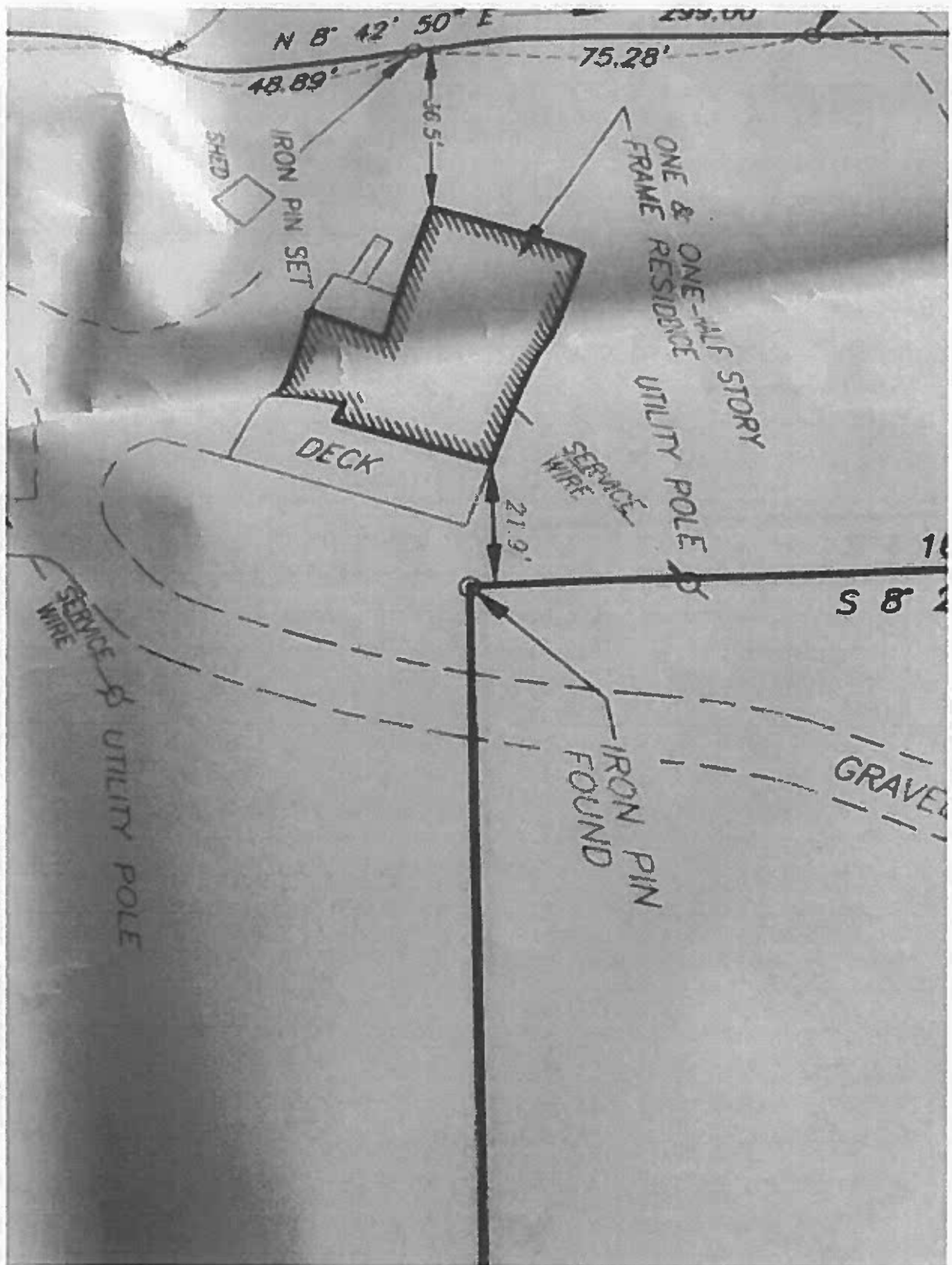
Sincerely,

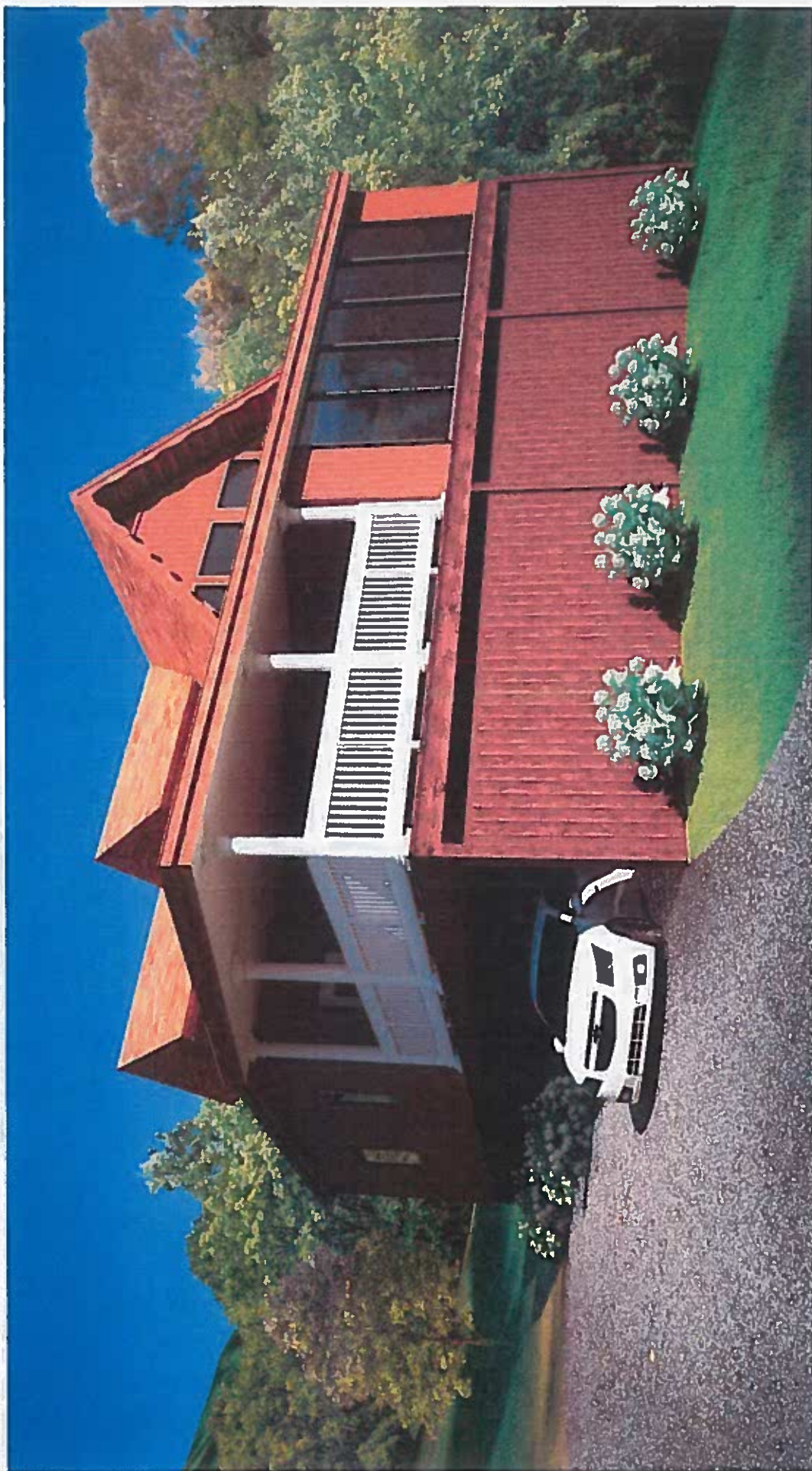
A handwritten signature in cursive script that reads "Joan G Zakrzewski". The signature is written in dark ink and is positioned above the printed name.

Joan G Zakrzewski



Existing house





New addition



FEE: \$50.00

CK 7231

Farmington Valley Health District

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

PAID

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

APR 03 2020

APPLICATION FOR LOCATION APPROVAL/ADDITION

FVHD

PROPERTY OWNER: Joan + Joseph Zakrzewski PHONE # (H): 860 712-0924ADDRESS 33 Satans Kingdom Rd TOWN New Hartford PHONE # (Work/Cell) 860 712-0924*CONTRACTOR: Homeowner is Contractor. I will be hiring licensed people PHONE #: 7* 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 ☐ Interior Renovation (describe) Converting an existing deck to part porch and a closed sunroom. It will be open to one large room going to living roomNumber of bedrooms in existing house 4 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 _____☐ Demolition (see demolition instructions): _____☐ Water Treatment Wastewater (WTW) system (see guidelines): _____☐ Lot Line Revision: _____

PLEASE COMPLETE (applicable sections only)

Will the addition have: Heat ☒ yes ☐ no Plumbing ☒ yes ☐ no Exterior sewer pipe/pump needed? ☐ yes ☒ no
for heat Interior sewage pump needed? ☐ yes ☒ no☐ Full foundation ☐ Frost Wall ☐ Slab ☒ Piers ☐ Other _____Footing Drains ☐ yes (show on plan) ☒ no Cuts in grade <50' downhill of septic system? ☐ yes ☒ noDistance of proposed addition from: Septic tank 10 ft Leaching system 200 ft Well 100 ftAny 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 Joan Zakrzewski DATE 4-2-2020

THE APPROVAL WILL BE FAXED TO TOWN BLDG DEPT. FVHD WILL CALL ONLY IF QUESTIONS ARISE.

(OFFICE USE ONLY)

FVHD APPROVED

DENIED

Date:

COMMENTS:

Peter Gylloft4/9/2020

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Monday, February 19, 2020 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman Mary Lou Rayno, Bert Brander, Lew Chappel, Paul Griffin, Scott Goff, Alternates Art Jackman, John Wilhelm and Keith Schaufler; and Zoning Enforcement Officer Mike Lucas.

ABSENT: None.

Chairman Mary Lou Rayno called the meeting to order at 7:00PM.

1. PUBLIC HEARINGS:

A. Martin F. & Roberta R. Seifert - Map 04A - Block 112 - Lot 037A_38 - 704 West Hill Road - Special Exception per 7.1.C.2, Increase in Floor Area Ratio to 17.2%.

Martin Seifert and Roberta Seifert appeared before the Board regarding this application. Ms. Rayno confirmed that notice had been provided to the abutting property owners via certified mail. The legal notice for the public hearing was read into the record with it noted as having run the requisite two times, February 7, 2020 and February 14, 2020, in The Hartford Courant.

Mr. Lucas reported that over the last year, he and Consulting Zoning Enforcement Officer Rista Malanca had worked with the West Hill Lake Association to rewrite some of the regulations affecting the West Hill Overlay District. He explained that the regulations for this overlay district had been formerly perceived as too prescriptive that did not fit every lot in that area. Mr. Lucas noted that the stormwater management regulations had been updated, too. Through these changes, the buffer strip necessary from the lake was reduced from seventy-five (75') feet to twenty-five (25') feet, according to Mr. Lucas. As a result, this proposal no longer requires a variance and rather only requires approval for a special exception, he explained.

Mr. Brander questioned the amount of the increase in floor area ratio (FAR) that was being sought. Ms. Rayno noted that the applicants FAR was currently under twelve percent but were requesting a FAR of 17.2%.

Ms. Rayno questioned whether the height of any of the buildings were being increased. Mr. Seifert indicated that the height of the new buildings will be very close to the height of the current buildings and that the only variable to that plan would be whether a rock is hit during construction. He noted that the proposal is below the thirty-four (34') foot requirement and is below the road requirement. Mr. Seifert explained that elevation drawings have been included. Mr. Brander questioned the precise height. Mr. Seifert noted that the lower building is 31.1' and the upper building is below 30'.

Mr. Seifert reported that his proposed plans had been approved by the Inland Wetlands Commission and should have no environmental net impact. He explained that they would like to include garages on both dwellings. He noted that the upper building increases in size by six square feet and will include the garage underneath the home. The lower building will also include a two-car garage located to the side of the home, according to Mr. Seifert. He noted that the lower building also increases in size by about forty-six square feet.

Noting that the parcel is a non-conforming lot, Mr. Goff questioned whether the new construction can deviate from its current footprint. Mr. Lucas noted that the development meets the setbacks for the zone. Discussion ensued.

The Board recessed at 7:19PM and reconvened at 7:23PM.

The Board continued their discussion of whether the proposal was increasing a nonconformity or whether the only nonconformity was the size of the lot.

The hearing was open to the public.

Paul Wollenberg of 652 West Hill Road spoke in favor of the application, opining that the applicant had done his homework in terms of stormwater management.

Mr. Lucas read aloud a letter from John Mendela of 711 West Hill Road sharing his concerns with the view being obstructed through the proposed improvements and how such obstructions could impact his property values.

Mr. Seifert submitted photographs from Google Earth revealing what had been the view of the area prior to the clean-up efforts he undertook after purchasing the property.

MOTION: Mr. Brander, Mr. Goff second, to close the public hearing; unanimously approved.

2. PENDING APPLICATIONS:

A. Martin F. & Roberta R. Seifert - Map 04A – Block 112 – Lot 037A_38 – 704 West Hill Road - Special Exception per 7.1.C.2, Increase in Floor Area Ratio to 17.2%.

MOTION: Mr. Chappel, Mr. Brander second, to approve the increase in Floor Area Ratio to 17.2% for this application as proposed on plans; Motion approved with Mr. Brander, Mr. Chappel, Mr. Griffin, and Ms. Rayno voting aye while Mr. Goff abstained.

3. NEW APPLICATIONS:

None.

4. OTHER MATTERS:

The Board discussed possibly scheduling a Special Meeting to review the proposed changes to this group's bylaws. Ms. Rayno reported that she had attended the

5. APPROVAL OF MINUTES – November 20, 2019:

MOTION: Mr. Chappel, Mr. Brander second, to approve the November 20, 2019 Minutes; unanimously approved.

MOTION: Mr. Chappel, Mr. Brander second, to adjourn at 7:48PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colomble
Recording Secretary**