

**ZONING BOARD OF APPEALS
REGULAR MEETING – AGENDA
JULY 15, 2020 – 7:00 PM
VIRTUAL ZOOM MEETING**

1. PUBLIC HEARINGS:

- A. Reverend Kevin P. Cavanaugh, Tr. – Map 04A – Block 112 – Lot 015 – 624 West Hill Road – Special Exception – Expansion of a Non-Conforming Structure.
- B. Joseph R. & Colleen A. Welker – Map 06A – Block 112 – Lot 064 – 130 Camp Workcoeman Road – Special Exception – Expansion of a Non-Conforming Structure.

2. PENDING APPLICATIONS:

- A. Reverend Kevin P. Cavanaugh, Tr. – Map 04A – Block 112 – Lot 015 – 624 West Hill Road – Special Exception – Expansion of a Non-Conforming Structure.
- B. Joseph R. & Colleen A. Welker – Map 06A – Block 112 – Lot 064 – 130 Camp Workcoeman Road – Special Exception – Expansion of a Non-Conforming Structure.

3. NEW BUSINESS:

4. OTHER MATTERS:

5. APPROVAL OF MINUTES: May 20, 2020

Respectfully submitted,

**Laura White
Land Use Secretary**

Town of Town of New Hartford
P.O. Box 316
New Hartford, CT 06057

ZONING BOARD OF APPEALS

Application for Appeal, Special Exception or Variance

Date June 11, 2020

1. Applicant's Name: Rev. Kevin P Cavanaugh
Address: 624 West Hill Road
New Hartford CT 06057
2. Phone Number (s): _____ Cell: 860 930-7321
3. Owner of Property: Cavanaugh Family Irrevocable Trust

4. Indicate the nature of request by checking the appropriate box. In the space below, furnish requested and other pertinent information. A plot plan or diagram of the property in question MUST be attached hereto or plotted hereon. Photographs, sketched or other visual aids may be furnished.

APPEAL - Clearly state order, requirement or decision prompting this appeal and the error alleged.

VARIANCE - Clearly state variance requested and the exceptional difficulty or unusual hardship (not monetary) involved. Reference is made to Article _____ Section _____ Paragraph _____ of Zoning Regulations. NO VARIANCE CAN BE GRANTED WITHOUT PROOF OF UNDUE HARDSHIP. Please specify in detail the hardship involved.

OTHER EXPANSION OF A NON CONFORMING STRUCTURE

(Please use the rest of this page and the back of this page for required information and diagram.) Additional sheets may be attached.

Expansion of the building identified as "Cottage" on the attached plan.
Sideyard will not change to accommodate this plan

CK1435 6-16-2020


Applicant's Signature


Owner's Signature

INSTRUCTIONS: Return to Planning & Zoning, Town Hall, New Hartford, CT 06057

1. File this form with the Secretary, ZBA together with a fee of \$410.00, which includes a 60.00 Fee for the State of Connecticut.
2. Applicant or his agent is requested to be present at the public hearing.
3. The property shall be subject to inspection by Town Staff and Board Members prior to a decision.

ACTION OF BOARD OF APPEALS

Application No. : _____ Date Filed: _____ Fee Received: _____

Dates of Legal Notice: _____ Newspaper: _____

Date of Public Hearing: _____ Meeting: _____

Decision Date: _____ Date Recorded: _____

Date Published: _____

Secretary

Order ID: 6697121

* Agency Commission not included

GROSS PRICE * : \$121.42

PACKAGE NAME: Legal Notice Zoned Daily

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

AdSize(s): 1 Column

Run Date(s): Friday, July 3, 2020, Friday, July 10, 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, July 15, 2020 at 7:00PM in New Hartford Town Hall, 530 Main Street, and New Hartford, CT to conduct the following public hearing:

Applicant: Rev. Kevin P. Cavanaugh, Trustee

Owner: Rev. Kevin P. Cavanaugh, Trustee

Location: Map 04A - Block 112 - Lot 015 - 624 West Hill Road

Special Exception: Expansion of a Non-Conforming Structure

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 12th day June, 2020

By Mary Lou Rayno, Chairman

Zoning Board of Appeals

7/3/2020, 7/10/2020 6697121



EXISTING
RIGHT ELEVATION PLAN

PRELIMINARY REVIEW
NOT FOR CONSTRUCTION
05-13-2020

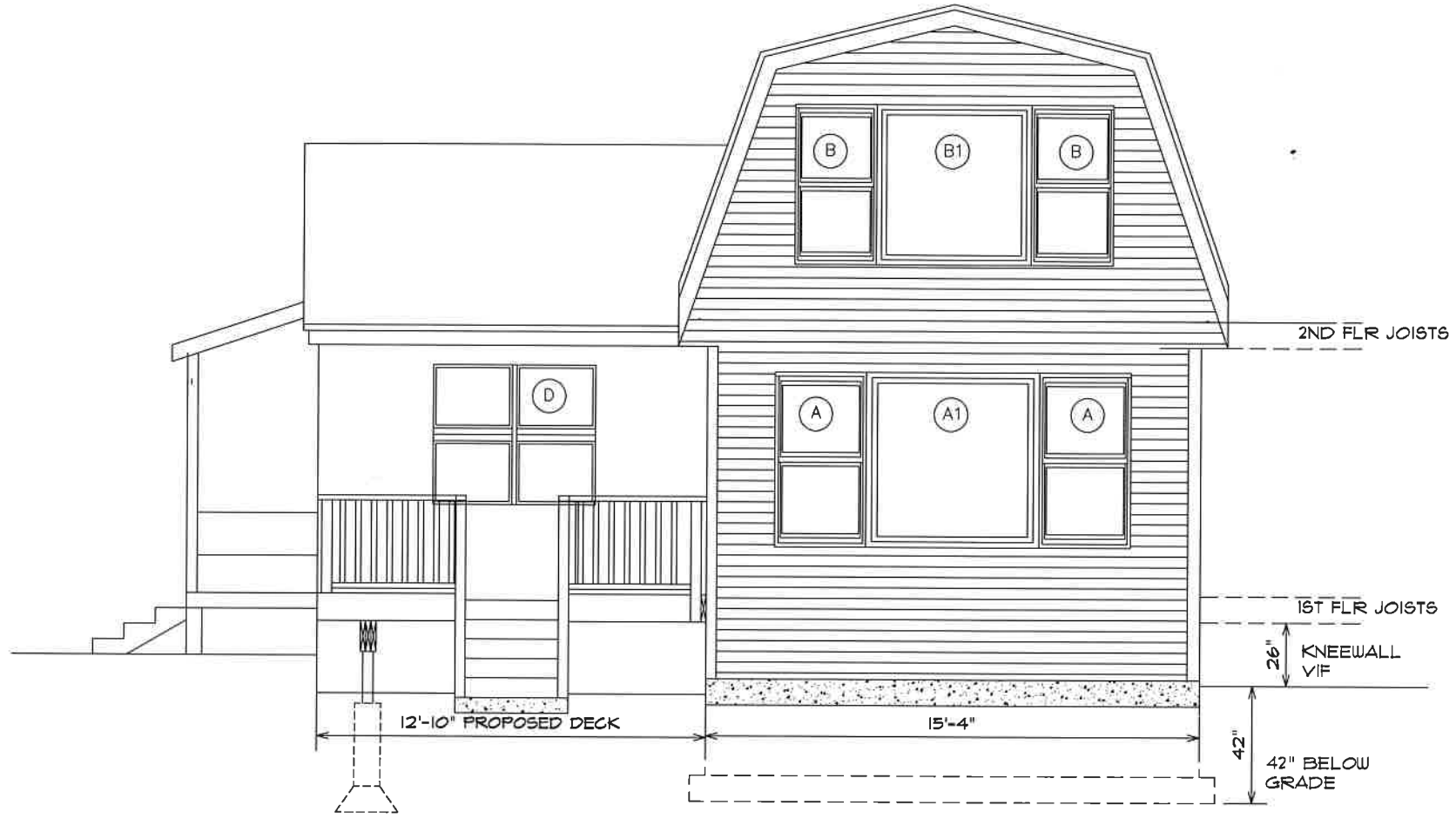
11"X17" Titleblock

scale: as noted
drawing no.:

drawing description:

drawing title:
Cavanaugh Residence
West Hill Road
Barkhamsted, CT
Proposed Addition

job number: 20-02
drawn by: JML
date: 05/13/2020



PROPOSED
REAR ELEVATION PLAN

job number
20-02

drawn by
JML

05/21/2020

drawing title:
Cavanaugh Residence
West Hill Road
New Hartford, CT
Proposed Addition

drawing description:

11"X17" Titleblock

scale
as noted

drawing no.
2.

Town of Town of New Hartford
P.O. Box 316
New Hartford, CT 06057

ZONING BOARD OF APPEALS

Application for Appeal, Special Exception or Variance

Date June 19, 2020

1. Applicant's Name: Joseph Welker
Address: 130 Camp Workcoeman Road
New Hartford, CT 06057
2. Phone Number (s): _____ Cell: 646 251-9270
3. Owner of Property: Colleen Welker

4. Indicate the nature of request by checking the appropriate box. In the space below, furnish requested and other pertinent information. A plot plan or diagram of the property in question MUST be attached hereto or plotted hereon. Photographs, sketched or other visual aids may be furnished.

APPEAL - Clearly state order, requirement or decision prompting this appeal and the error alleged.

VARIANCE - Clearly state variance requested and the exceptional difficulty or unusual hardship (not monetary) involved. Reference is made to Article _____ Section _____ Paragraph _____ of Zoning Regulations. NO VARIANCE CAN BE GRANTED WITHOUT PROOF OF UNDUE HARDSHIP. Please specify in detail the hardship involved.

OTHER EXPANSION OF A NON CONFORMING STRUCTURE

(Please use the rest of this page and the back of this page for required information and diagram.) Additional sheets may be attached.

Joseph P. [unclear]

Applicant's Signature

Colleen Walker

Owner's Signature

INSTRUCTIONS: Return to Planning & Zoning, Town Hall, New Hartford, CT 06057

1. File this form with the Secretary, ZBA together with a fee of \$410.00, which includes a 60.00 Fee for the State of Connecticut.
2. Applicant or his agent is requested to be present at the public hearing.
3. The property shall be subject to inspection by Town Staff and Board Members prior to a decision.

ACTION OF BOARD OF APPEALS

Application No. : _____ Date Filed: _____ Fee Received: _____

Dates of Legal Notice: _____ Newspaper: _____

Date of Public Hearing: _____ Meeting: _____

Decision Date: _____ Date Recorded: _____

Date Published: _____

Secretary

Order ID: 6699664

* Agency Commission not included

GROSS PRICE * : \$105.90

PACKAGE NAME: Legal Notice Zoned Daily

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

AdSize(s): 1 Column

Run Date(s): Friday, July 3, 2020, Friday, July 10, 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, July 15, 2020 at 7:00PM in New Hartford Town Hall, 530 Main Street, and New Hartford, CT to conduct the following public hearing:

Applicant: Joseph R & Colleen A. Welker
Owner: Joseph R. & Colleen A. Welker
Location: Map 06A - Block 112 - Lot 064 - 130 Camp Workcoeman Road
Special Exception: Expansion of a Non-Conforming Structure

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 17th day June, 2020

By Mary Lou Rayno, Chairman
Zoning Board of Appeals
07/03, 07/10/20 6699664

ABBREVIATIONS:

CMU - CONCRETE MASONRY UNIT
 TYP - TYPICAL
 ZBA - ZONING BOARD OF APPEALS

GENERAL NOTES:

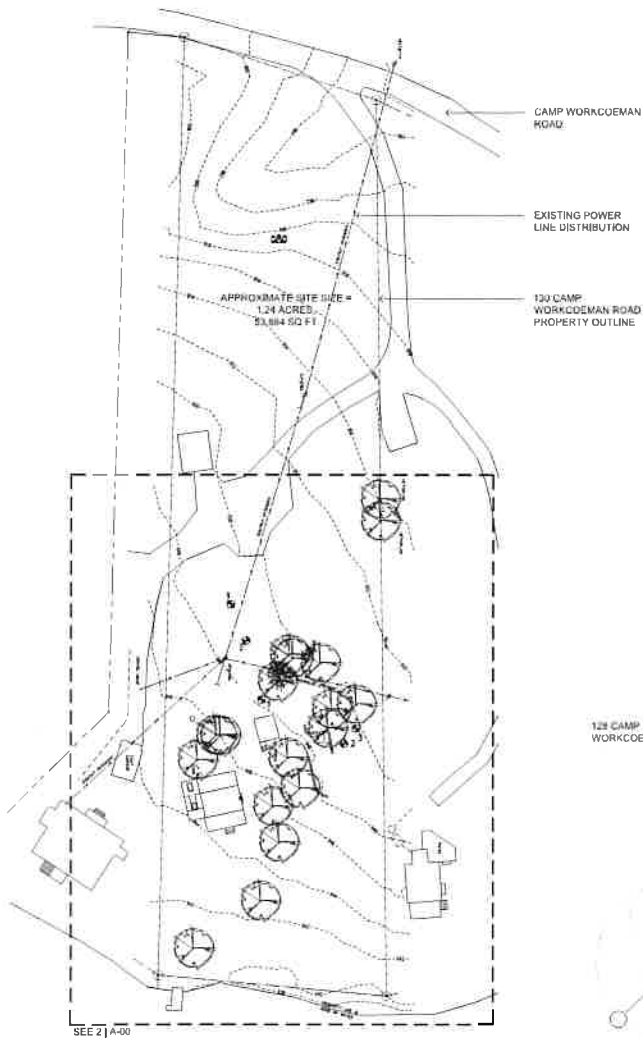
ALL WORK TO BE SELF PERFORMED, EXCEPT FOR
PLUMBING AND ELECTRICAL WORK
 PEAL AND STICK WATER PROOF MEMBRANE TO BE APPLIED
 PRIOR TO ASPHALT SHINGLE INSTALLATION
 ALL SHEATHING TO BE 1/2" THICK, CDX OR BETTER PLYWOOD
 GRADE

DRAWING LIST

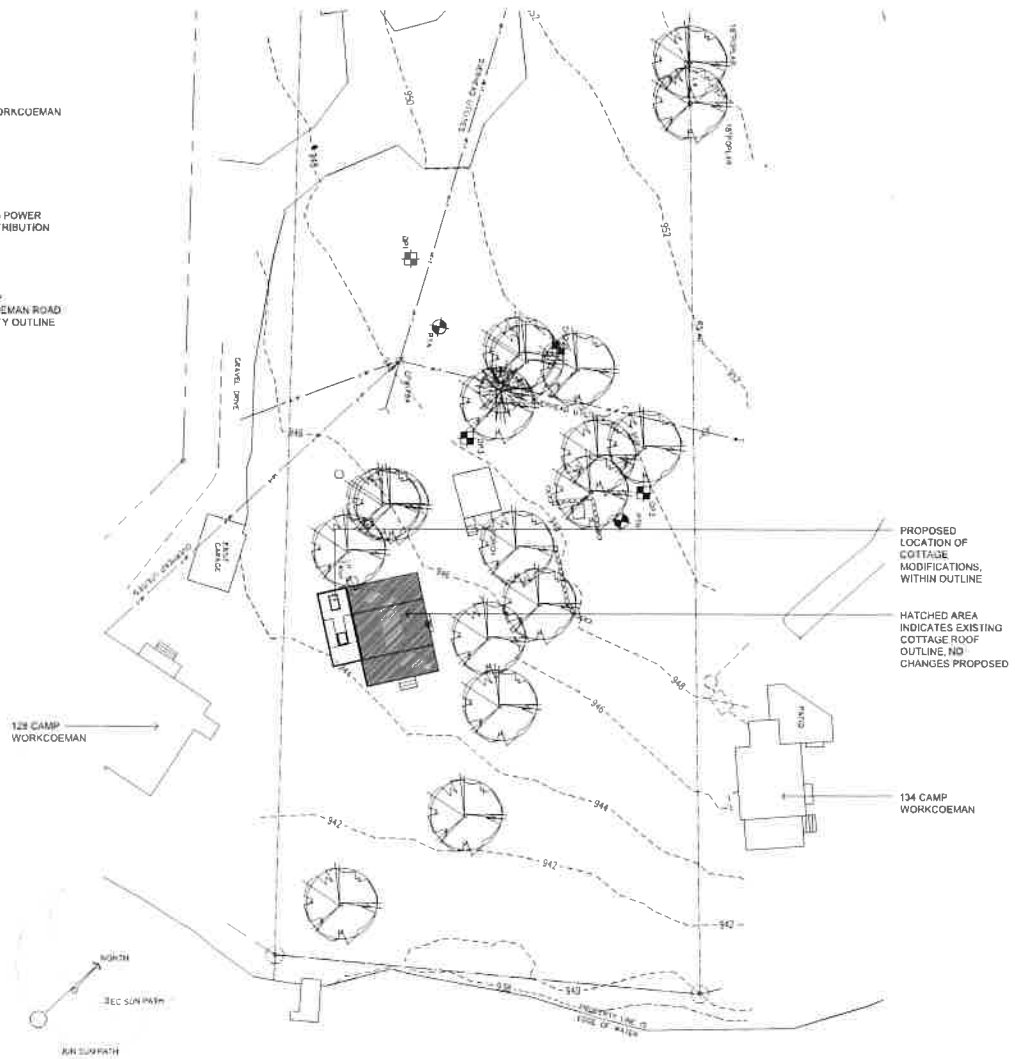
A-00 SITE PLANS AND GENERAL NOTES
 A-01 PIER AND LEVEL 1 PLANS
 A-02 OPEN
 A-03 ELEVATIONS
 A-04 ELEVATIONS
 A-05 ELEVATIONS

OWNER:
 COLLEEN WELKER
 140 W 78TH STREET, APT 2E
 NEW YORK, NY 10024

ARCHITECT:
 JOSEPH WELKER, AIA
 140 W 78TH STREET, APT 2E
 NEW YORK, NY 10024
 M: 646 251-9270



1 OVERALL SITE PLAN
 SCALE: 1" = 30'-0"



2 ENLARGED SITE PLAN
 SCALE: 1" = 1'-0"

JULY 0 - ZBA SUBMISSION
 TWIN ROCKS HOUSE
 130 CAMP WORKCOEMAN ROAD
 NEW HARTFORD, CT

This drawing is an endorsement of professional services and shall remain the property of Joseph Welker. Whether the project for which this is prepared is completed or not, this drawing, specification, or schedule shall be made available to Joseph Welker. This drawing shall not be used in connection with any other project, for addition or for completion of this project by others without written consent of Joseph Welker, AIA.



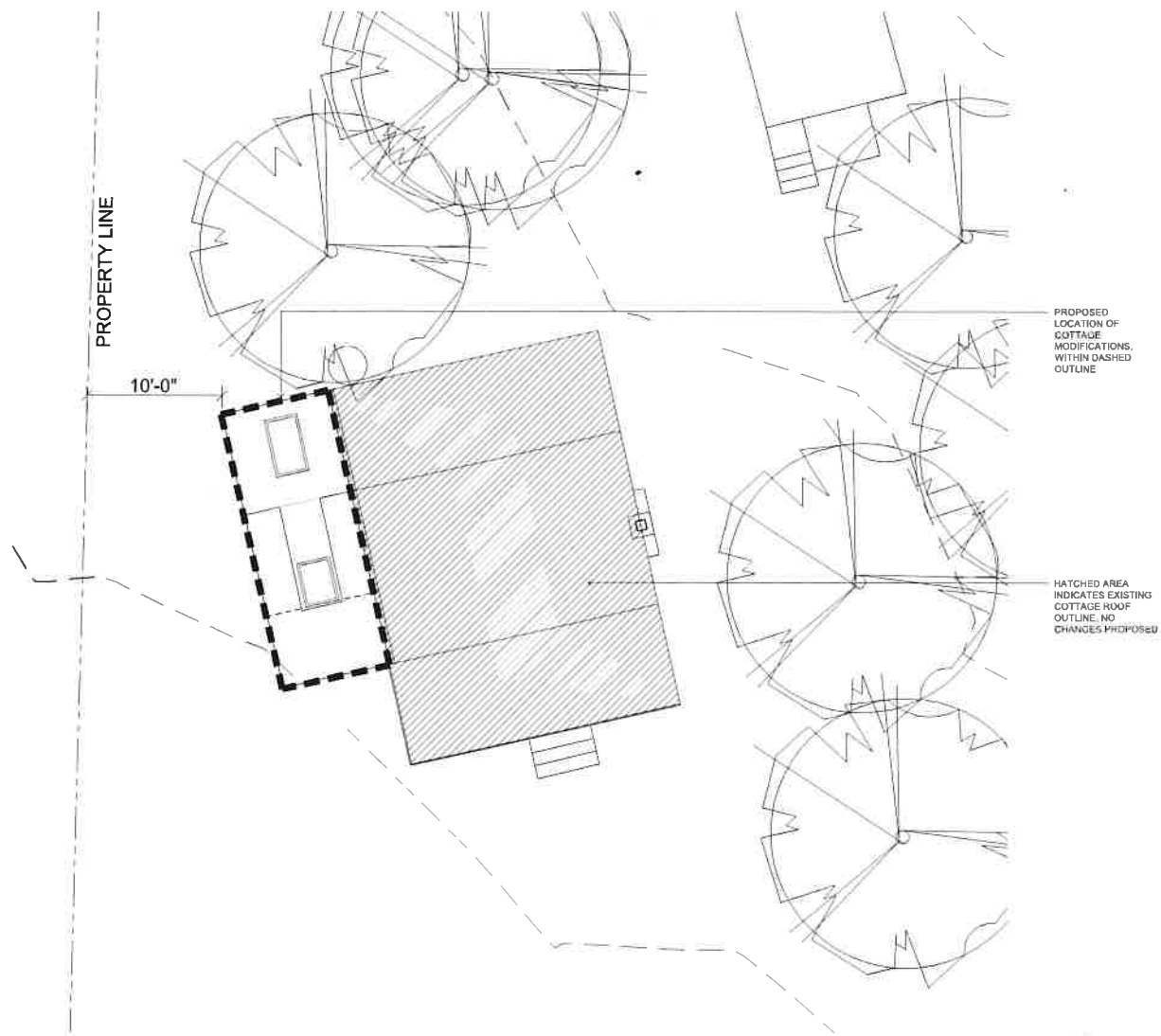
CT LICENSE NO: 14514
 SCALE: 1" = 1'-0"

SITE PLANS AND GENERAL NOTES

A-00

OWNER:
COLLEEN WELKER
140 W 79TH STREET, APT 2E
NEW YORK, NY 10024

ARCHITECT:
JOSEPH WELKER, AIA
140 W 79TH STREET, APT 2E
NEW YORK, NY 10024
M: 948 251-9270



PROPOSED
LOCATION OF
COTTAGE
MODIFICATIONS,
WITHIN DASHED
OUTLINE

HATCHED AREA
INDICATES EXISTING
COTTAGE ROOF
OUTLINE, NO
CHANGES PROPOSED

JULY 7 - ZBA SUPPLEMENT

TWIN ROCKS HOUSE
130 CAMP WORKCOEMAN ROAD
NEW HARTFORD, CT

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CT LICENSE NO: 14514



ENLARGED SITE PLAN

1 ENLARGED SITE PLAN
SCALE: 1/4" = 1'-0"

sketch

OWNER:
COLLEEN WELKER
140 W 79TH STREET, APT 2E
NEW YORK, NY 10024

ARCHITECT:
JOSEPH WELKER, AIA
140 W 78TH STREET, APT 2E
NEW YORK, NY 10024
M: 646 251-9270



2 PROPOSED SOUTH EAST ELEVATION
SCALE: 1/2" = 1'-0"



1 EXISTING SOUTH EAST ELEVATION
SCALE: 1/2" = 1'-0"

JULY 6 - ZBA SUBMISSION

TWIN ROCKS HOUSE
130 CAMP WORKCOEMAN ROAD
NEW HARTFORD, CT

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CT LICENSE NO: 14514

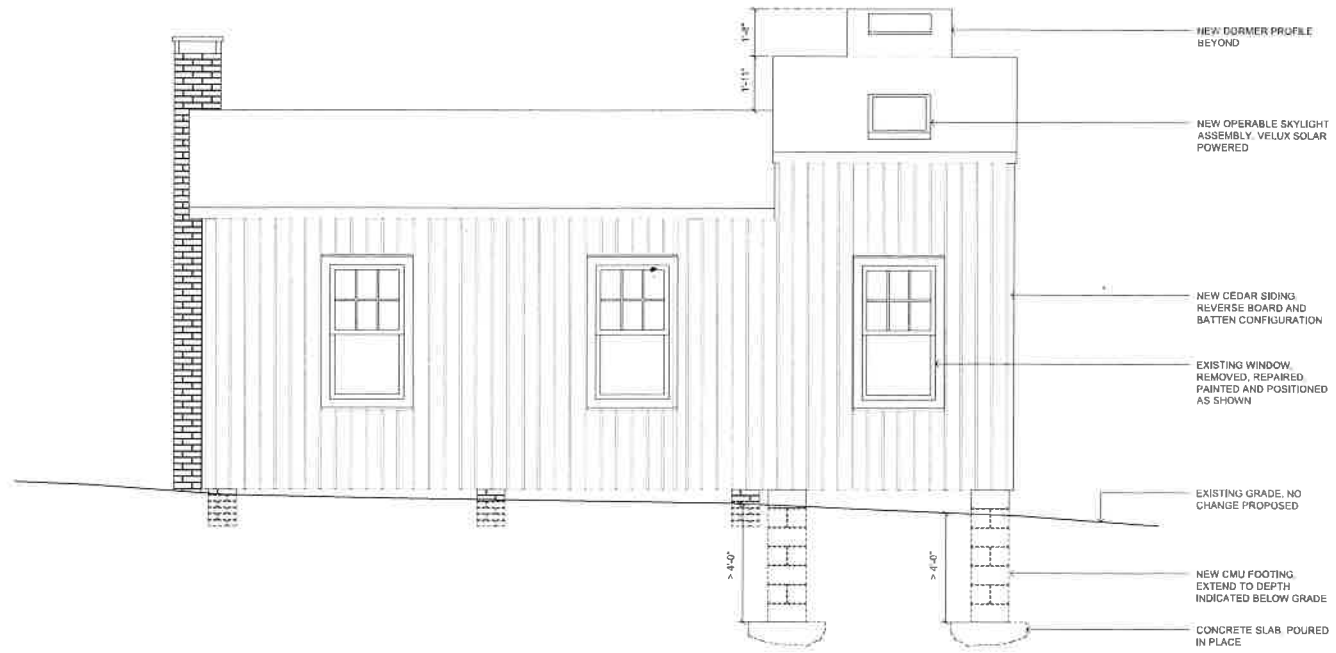
SCALE: 1/2" = 1'-0"

ELEVATIONS

A-03

OWNER:
COLLEEN WELKER
140 W 78TH STREET, APT 2E
NEW YORK, NY 10024

ARCHITECT:
JOSEPH WELKER, AIA
140 W 78TH STREET, APT 2E
NEW YORK, NY 10024
M: 646 251-9270



2 PROPOSED NORTH WEST ELEVATION
SCALE: 1/2" = 1'-0"



1 EXISTING NORTH WEST ELEVATION
SCALE: 1/2" = 1'-0"

JULY 6 - ZBA SUBMISSION
TWIN HOOKS HOUSE
130 CAMP WORKCOEMAN ROAD
NEW HARTFORD, CT

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CT LICENSE NO: 14514



ELEVATIONS

A-04



SENT VIA EMAIL ON JUNE 17, 2020

CHK# 1401

RECEIVED
FEE: \$50.00
JUN 27 2020

Farmington Valley Health District

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

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

APPLICATION FOR LOCATION APPROVAL/ADDITION

PROPERTY OWNER: Colleen and Joseph Welker PHONE # (H): M: 646 251-9270
ADDRESS 130 Camp Workcoeman Road TOWN New Hartford PHONE # (Work/Cell) _____
*CONTRACTOR: Self perform PHONE #: _____

* 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) add shower to existing bathroom, tie into existing septic system. No change to bathroom size or footprint is proposed.

Number of bedrooms in existing house 2 Number of bedrooms after addition 2

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
No proposed change to wood burning stove heat source 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 no

Distance of proposed addition from: Septic tank 10' ft Leaching system 25 ft Well NA 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 June 17, 2020

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

(OFFICE USE ONLY)
FVHD APPROVED [Signature] DENIED _____ Date: 7/1/2020
COMMENTS:

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, May 20, 2020 at 7:00 PM
VIA ONLINE PLATFORM ZOOM**

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

ABSENT: Bert Brander, Scott Goff and Alternate Art Jackman.

Chairman Mary Lou Rayno called the meeting to order at 7:00PM. Mr. Schaufler was seated for Mr. Brander and Mr. Wilhelm was seated for Mr. Goff.

1. PUBLIC HEARINGS:

A. Joan G. & Joseph J. Zaknewski — 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.

Joan Zaknewski appeared before the Board regarding this application. The legal notice for the public hearing was read into the record with it noted as having run April 8, 2020, April 15, 2020 and April 24, 2020, in The Hartford Courant. Mr. Lucas reported that the application had been uploaded to the Town's website.

Ms. Zaknewski explained that her deck is deteriorating. She noted that her options are to replace the deck, which would cost the same as the new addition. Ms. Zaknewski detailed the challenges that she and her husband are having with maintenance including snow removal and the painting/staining of it. She also explained the need for more space with her growing family.

Ms. Rayno questioned whether the deck was going to remain in the same position. Ms. Zaknewski confirmed that the reconstruction will be in the same location.

Mr. Chappel questioned whether the work was just enclosing the non-conforming space and that the footprint would not be expanded. Mr. Lucas confirmed.

Mr. Griffin questioned whether the possible additional piers would remain in the original building envelope. Ms. Zaknewski confirmed. She explained that the site will be reviewed for the depth of the existing piers to determine whether they are located at a proper depth. Ms. Rayno indicated that her engineer will review the same and provide a certification to the Town that the piers can carry the load.

Mr. Wilhelm questioned how much of the deck will be enclosed. Ms. Zaknewski noted that the deck is 126' long and the part that matches with the existing "hole" will be the enclosure and the "other part will have a roof and become a porch".

Mr. Lucas opined that the plan was a great concept. Ms. Rayno reported that Farmington Valley Health District had approved the proposal.

MOTION: Mr. Griffin, Mr. Wilhelm second, to close the public hearing; unanimously approved.

2. PENDING APPLICATIONS:

A. Joan G. & Joseph J. Zaknewski — 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.

MOTION: Mr. Chappel, Mr. Griffin, to approve the application in the matter of Joan G. & Joseph J. Zaknewski — 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 as presented; unanimously approved.

3. NEW APPLICATIONS:

Mr. Lucas reported that the June, 2020 regular meeting will likely be necessary.

4. OTHER MATTERS:

Ms. Rayno suggested that the Bylaws be reviewed at the next meeting.

5. APPROVAL OF MINUTES – February 19, 2020:

The February 19, 2020 Regular Meeting Minutes should include the following corrections:

The portion of text under Other Matters on the second page that reads, “...*Ms. Rayno reported that she had attended the...*” should instead read, “...*Ms. Rayno reported that she had attended the recent land use meeting in Goshen...*”.

MOTION: Mr. Chappel, Mr. Griffin second, to approve the February 19, 2020 Minutes; unanimously approved.

MOTION: Mr. Chappel, Mr. Griffin second, to adjourn at 7:25PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**