

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Town Hall, 530 Main Street, New Hartford, Connecticut
Wednesday, May 17, 2023 at 7:00 PM**

PRESENT: Chairman Mary Lou Rayno, David Jones, Paul Griffin, Lew Chappel, Alternates Art Jackman, Tony Persechino, John Wilhelm and Zoning Officer Mike Lucas, First Selectman Dan Jerram

ABSENT: Keith Schaufler

Chairman Mary Lou Rayno called the meeting to order at 7:00PM, noting Mr. Wilhelm will sit in for Mr. Schaufler.

1. PUBLIC HEARINGS:

A. Ed and Catherine McCann/ Owner – Map 04A – Block 112 – Lot 11/ 608A West Hill Road. Tear down and rebuild single family home / new septic system. Tom Grimaudi of Hildebrandt Engineers representing the McCanns speaks of the project starting with the demolition plan and noting where the current structure and driveway exists in relation to West Hill Lake. He also shows maps that show the new proposed rebuild is proposed to sit on the parcel. The septic system will be replaced as there is concern about ease of access once the new structure is built. Floor area ratio was discussed as well as grades. There is no expected increase in run-off to the lake. Ms. Rayno notes that there are existing sheds on site and inquires if they will be remaining. Of the 4 she notes, the McCanns reply that one is not theirs and belongs to the neighbor, one is shared with Mr. McCann's brother's property, but that all are expected to stay for the time being and they are all less than 100 sq ft. Ms. Rayno confirms approvals were received from the Inland-Wetlands Commission as well as Farmington Valley Health District. Mr. Jackman asked if the ridge line is higher than the neighbor to the east, Mr. Grimaudi confirms he is unaware of the neighbor's ridge height, but the new house for the McCanns will be higher than the existing. Mr. Jackman also asked if there will be two driveways, and Mr. Grimaudi confirmed there will only be one. Mr. Chappel asked and received confirmation that all setbacks are met. Mr. Grimaudi confirms for Ms. Rayno that the rain garden plants are all native species. Ms. Rayno asked for any input from the public and Steve Unger voices his approval as well as Mark Snieckus who lives on a neighboring property. Mr. McCann also reads a letter from his brother Frank McCann and his wife Janice on the neighboring property, who could not make it to the meeting, who also voices his support for the project.

MOTION: Made to close the public hearing by Mr. Chappel, second by Mr. Griffin: all approve.

B. Scott and Kate Spencer/ Owner – Map 015 – Block – 019 – Lot 003 – 166 Maple Hollow Road. Expansion of a Non-Conforming Structure. Tear down and rebuild of existing barn. Scott Spencer states they are looking to square off an existing structure, but the existing structure is not in great condition so he would like to keep it in the same place, keep the same look but square it off when building a new one to make it more functional. Mr. Griffin confirms that the square footage and dimensions remain the same other than squaring off the structure instead of keeping all the odd jogs around the existing one. Mr. Chappel questions what the non-conformity is that he is here to get approved, and Mr. Lucas notes that the setback for Maple Hollow is 100ft and it falls within that scope.

Ms. Rayno asked for public comment and Norman Scott Goff and Margot Krimmel both voice their support of this proposal. Dan Jerram voices his support for a rebuild that fits the style of the neighborhood and the town as Scott Spencer states he is intending to do.

MOTION: Made to close the public hearing by Mr. Griffin, second by Mr. Chappel: all approve.

2. PENDING APPLICATIONS:

A. Ed and Catherine McCann/ Owner – Map 04A – Block 112 – Lot 11/ 608A West Hill Road. Tear down and rebuild single family home / new septic system. Ms. Rayno states she approves the plan, and she asks the commissioners their thoughts – all agree they appreciated the thorough presentation and that it answered all their questions.

MOTION: Made to approve by Mr. Chappel with the stipulation they go no higher than the 24.6 proposed, second by Mr. Griffin: all approve.

B. Scott and Kate Spencer/ Owner – Map 015 – Block – 019 – Lot 003 – 166 Maple Hollow Road. Expansion of a Non-Conforming Structure. Tear down and rebuild of existing barn. Commissioners voice their opinion that it will be a great improvement the the neighborhood.

MOTION: Made to approve by Mr. Chappel, second by Mr. Wilhelm: all approve.

3. NEW BUSINESS: None

4. OTHER MATTERS: None

5. MEETING MINUTES: October 2022, November 2022 and April 2023

MOTION: Made to accept by Mr. Griffin, second by Mr. Wilhelm: all approve.

MOTION: Made by Mr. Chappel to adjourn made at 7:42 pm, second by Mr. Griffin: all approve.