

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, August 19, 2020 at 7:00 PM
VIA ONLINE PLATFORM ZOOM**

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

ABSENT: Bert Brander and Scott Goff.

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

1. PUBLIC HEARINGS:

A. Matthew Sellitto/Applicant – Loreen D. Sellitto/Owner Map 015 – Block 028 – Lot 019 – 145 Maple Hollow Road – Special Exception - 1. To Increase Non-Conforming Structure per 7.1B of the Regulations. 2. For Increase in Floor Area Ratio from 14% to 14.5%.

The legal ad was read into the record with it noted as having been published the requisite two times, on August 7, 2020 and August 14, 2020, in the Hartford Courant.

Matthew Sellitto and Loreen Sellitto, accompanied by their contractor Art Ciccarello, appeared before the Board regarding this application.

It was noted that the proposal included a screened in porch in the back of the house. Mr. Sellitto reported the existing porch is 46.5 square feet and the proposal was to increase it by 119 square feet. The Board reviewed a site plan reflecting the location of the porch as well as photographs of the porch. Elevations were also reviewed.

The landing at the back door near the proposed porch was reviewed. Mr. Lucas explained that the landing would not count towards floor area ratio. Ms. Rayno questioned whether it had an overhang. Mr. Sellitto indicated that it did not.

Mr. Chappel reviewed the calculations, comparing the increase to the size and what was reflected as a proposed increase to the floor area ratio. Mr. Chappel noted that the increase is actually 14.6% rather than 14.5% as indicated.

Mr. Ciccarello reported that the existing porch is 5'2"x9' and the proposed porch is 11'x15'.

Mr. Lucas read aloud a letter from neighbor Nancy Bates of 133 Maple Hollow Road, dated August 12, 2020, in its entirety. Ms. Bates shared her concerns with the duration of time the previous renovations took to complete and the proximity of the improvements to the river and what could occur in a heavy rain event.

Mr. Lucas also read a letter from neighbor Jeffrey Sikes of 151 Maple Hollow Road, in support of the proposal.

Additionally, Mr. Lucas read a letter from neighbors David and Margot Krimmel of 24 Dings Road, received the date of this meeting, in support of the application.

Mr. Lucas addressed the balcony on the home. He explained that the balcony fit in the building envelope and was therefore able to be approved through a zoning permit.

Mr. Lucas noted that he had completed an agent determination on behalf of the Inland Wetlands Commission for this work.

The hearing was open to the public.

Peter Obrien of 121 Maple Hollow Road, spoke in favor of the application, praising the recent work as an improvement to what it had looked like.

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

2. PENDING APPLICATIONS:

A. Matthew Sellitto/Applicant – Loreen D. Sellitto/Owner Map 015 – Block 028 – Lot 019 – 145 Maple Hollow Road – Special Exception - 1. To Increase Non-Conforming Structure per 7.1B of the Regulations. 2. For Increase in Floor Area Ratio from 14% to 14.5%.

MOTION: Mr. Chappel, Mr. Griffin second, to approve the application to increase the floor area ratio with the amendment to 14.6% for the addition of an 11' x 15' screened porch to replace the existing structure as presented; unanimously approved.

3. NEW BUSINESS:

None.

4. OTHER MATTERS:

None.

5. APPROVAL OF MINUTES – July 15, 2020:

MOTION: Mr. Chappel, Mr. Griffin second, to approve the July 15, 2020 Minutes;

Motion approved with Mr. Chappel, Mr. Griffin, Mr. Jackman, Ms. Rayno, and Mr. Schaufler voting in favor while Mr. Wilhelm abstained.

MOTION: Mr. Chappel, Mr. Griffin second, to adjourn at 8:04PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**