

**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**