

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, July 15, 2020 at 7:00 PM
VIA ONLINE PLATFORM ZOOM**

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

ABSENT: Bert Brander, Scott Goff and Alternate John Wilhelm.

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

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.

Reverend Kevin P. Cavanaugh 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 July 3, 2020 and July 10, 2020 in The Hartford Courant.

Rev. Cavanaugh explained that the proposal was to construct a two-story addition in the same footprint of the existing three-season porch. He explained that his mother has lived at this property for many, many years and as her health declines, the family is hoping to assist in her care with at least one family member staying in the second building on the property. A deck is also proposed for this second structure. Ms. Rayno questioned whether the footprint was expanding and whether the deck is in addition to what is there currently. Rev. Cavanaugh confirmed that the deck was an expansion but that the side setback non-conformity would not increase.

Ms. Rayno questioned whether an additional bedroom would be located in the vertical expansion. Rev. Cavanaugh indicated that there would not be an additional bedroom, explaining that the proposal is only to increase the existing bedroom. Ms. Rayno questioned whether any bathroom fixtures would be included. Rev. Cavanaugh indicated there would not be.

Ms. Rayno questioned the Floor Area Ratio. Mr. Lucas noted it to be well below 10%.

Mr. Griffin questioned whether Farmington Valley Health District had to approve the application. Mr. Lucas noted that they would only need to approve the location for an addition.

Mr. Chappel questioned whether the stairs should be considered. Mr. Lucas noted that the stairs do not fall on that side of the home.

Mr. Jackman questioned whether the neighbors had received notice about the application. Mr. Lucas confirmed that the notices had been mailed and no comments had been received from the neighbors.

The hearing was open to the public. No comment was received.

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

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

Joseph Welker 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 July 3, 2020 and July 10, 2020 in The Hartford Courant. Mr. Lucas confirmed that the receipts, providing evidence that notice of the public hearing on this application had been provided to the neighbors, have been submitted.

Mr. Welker noted that the proposal is to expand the home vertically. He explained that they would like to convert the half-bath to a full bathroom by adding a shower. Mr. Welker reported that some storage space would be added to above the kitchen.

Ms. Rayno questioned the approval from Farmington Valley Health District. Mr. Welker noted that the sanitarian's concern had been to update the septic system to be code compliant in case it doesn't work. He reported that he has been working with Laurel Engineering Professional Engineer Rob Colabella to get a conforming plan in place when appearing before the Inland Wetlands Commission. The Board reviewed the elevation drawings and site plan.

Mr. Lucas reported that as far as the Inland Wetlands approval, he would be approving the application through an agent determination.

The hearing was open to the public.

David Miner of 134 Camp Workcoeman Road, noting that he is the neighbor to the north, spoke in support of the application, opining that the property owners have the best interests of the lake in mind.

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

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.

Mr. Chappel questioned whether expanding vertically of a non-conforming structure is increasing the non-conformity. Mr. Lucas explained that as he understood it from Attorney Mark Branse, expanding vertically has been considered an expansion of a non-conformity.

MOTION: Mr. Chappel, Mr. Griffin second, to approve the application subject to approval from the Farmington Valley Health District, subject to no expansion of the existing footprint; unanimously approved.

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

MOTION: Mr. Chappel, Mr. Griffin second, to approve as presented; unanimously approved.

3. NEW APPLICATIONS:

None.

4. OTHER MATTERS:

None.

5. APPROVAL OF MINUTES – May 20, 2020:

In discussing the Minutes, it was noted that the legal ads for the public hearings ought to accurately reflect the location and form of the meetings.

The May 20, 2020 Minutes ought to include the following corrections:

The portion of text in the eighth paragraph on the first page that reads, “...*Ms. Rayno indicated that her engineer will review the same and provide a certification to the Town that the piers can carry the load...*” should instead read, “...*Ms. Zakrzewski indicated that her engineer will review the same and provide a certification to the Town that the piers can carry the load...*” and The name of the applicant that was indicated as “*Zaknewski*” should consistently read, “*Zakrzewski*”.

MOTION: Mr. Griffin, Mr. Chappel second, to approve the Minutes as amended;

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

MOTION: Mr. Chappel, Mr. Griffin second, to adjourn at 7:41PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**