

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
SPECIAL MEETING MINUTES
April 21, 2021 at 7:00 PM - Via ZOOM**

PRESENT: Chairman Mary Lou Rayno, Paul Griffin, Alternates Art Jackman, David Jones (7:19PM), Keith Schaufler, and John Wilhelm; and Zoning Enforcement Officer Mike Lucas.

ABSENT: Bert Brander, Lew Chappel, and Keith Schaufler.

Chairman Mary Lou Rayno called the meeting to order at 7:02PM. Mr. Schaufler was seated for Mr. Chappel, Mr. Jackman was seated for Mr. Brander, and Mr. Wilhelm was seated for Mr. Jones until his arrival at 7:19PM.

1. PUBLIC HEARINGS:

A. Glenn D. Atwood – Map 016 – Block 028 – Lot 04C – 95 Bruning Road – Special Exception – Expansion of a Non-conforming Structure.

The legal ad for the public hearing was read aloud with it being noted as having been published in the Hartford Courant on April 8, 2021 and April 15, 2021.

Glenn Atwood appeared before the Board regarding this application. It was noted that the proposal included construction of a three-bay garage attached to the dwelling. Ms. Rayno questioned whether the proposed addition would be any closer to the road than the dwelling currently does. Mr. Atwood confirmed. Ms. Rayno questioned the height of the proposed addition. Mr. Atwood estimated the height to be 19' and reported that it was possible that a cupola may be added. He noted that he was planning to have the addition be in character with the neighborhood, explaining that his home was constructed in 1913.

Mr. Atwood explained why the location chosen was the only practical one available, noting that the septic system is on one side of the home and the back of the house has steep slopes.

Mr. Griffin questioned whether an approval should include some type of limit on the height of the building. Mr. Lucas explained that the structure won't likely be over 20' despite the Zoning Regulations permitting a height of up to 35'. Mr. Jackman questioned the dimensions of the proposed garage. Mr. Atwood indicated the footprint to be 36'x24' along with a breezeway. Mr. Jackman questioned whether the garage was for just cars. Mr. Atwood confirmed, noting that two bays would likely be for cars while the third bay would be for yard tools and a lawnmower. He indicated the space above would be for attic space/storage.

Mr. Jackman questioned whether there were any restrictions on the size of the garage in ratio to the dwelling. Mr. Lucas indicated that there was not.

The hearing was open to the public. No comments were received.

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

MOTION: Mr. Griffin, Mr. Schaufler second, to approve the application in the matter of Glenn D. Atwood – Map 016 – Block 028 – Lot 04C – 95 Bruning Road – Special Exception – Expansion of a Non-conforming Structure; unanimously approved with Ms. Rayno, Mr. Griffin, Mr. Jackman, Mr. Schaufler, and Mr. Wilhelm voting in favor.

Following the motion but preceding the vote, the Board discussed the application and found that the garage and mudroom will compliment the house and the area. They also thought it would be a nice improvement to the property.

Mr. Jones was seated for the following application while Mr. Wilhelm resumed his status as an alternate.

B. Preston Oros/Applicant – Elana Yaghsizian & David Barnes/Owner – Map 029 – Block 015 – Lot 08A – 573 Steele Road – Special Exception – Expansion of a Non-conforming Structure.

The legal ad for the public hearing was read aloud with it being noted as having been published in the Hartford Courant on April 8, 2021 and April 15, 2021.

Preston Oros appeared before the Board regarding this application. Mr. Oros explained that there would be a deck. Ms. Rayno questioned the distance from the deck to the road. Mr. Lucas estimated the distance to be 50'. Mr. Lucas shared photographs of the site with the Board. Mr. Oros noted that it would be a very simple deck, stairs, and railings comprised of pressure-treated lumber. Ms. Rayno questioned whether an overhang was planned for this area. Mr. Oros indicated that there would not be no additional overhang beyond what already exists.

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

MOTION: Mr. Griffin, Mr. Schaufler second, to close the public hearing; unanimously approved with Ms. Rayno, Mr. Griffin, Mr. Jackman, Mr. Jones, and Mr. Schaufler voting in favor.

2. PENDING APPLICATIONS:

A. Glenn D. Atwood – Map 016 – Block 028 – Lot 04C – 95 Bruning Road – Special Exception – Expansion of a Non-conforming Structure.

The application was acted upon immediately following the closing of the public hearing.

B. Preston Oros/Applicant – Elana Yaghsizian & David Barnes/Owner – Map 029 – Block 015 – Lot 08A – 573 Steele Road – Special Exception – Expansion of a Non-conforming Structure.

MOTION: Mr. Griffin, Mr. Schaufler second, to approve the application in the matter of Preston Oros/Applicant – Elana Yaghsizian & David Barnes/Owner – Map 029 – Block 015 – Lot 08A – 573 Steele Road – Special Exception – Expansion of a Non-conforming Structure; unanimously approved with Ms. Rayno, Mr. Griffin, Mr. Jackman, Mr. Jones, and Mr. Schaufler voting in favor.

3. NEW APPLICATIONS:

Mr. Lucas reported receipt of a Special Exception this date for a teardown and rebuild at West Hill Lake. He noted that the request was very small, in that the applicants are seeking to reconstruct on the existing footprint and to increase the height of the dwelling. Mr. Lucas indicated that next month's meeting will likely take place in person at Town Hall.

4. OTHER MATTERS:

None.

5. APPROVAL OF MINUTES – February 16, 2021.

MOTION: Mr. Griffin, Mr. Jones second, to approve the February 16, 2021 Minutes; unanimously approved.

MOTION: Mr. Griffin, Mr. Schaufler second, to adjourn at 7:38M; unanimously approved.

**Respectfully submitted,
Pamela A. Colombie
Recording Secretary**