

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
SPECIAL MEETING MINUTES
Wednesday, December 1, 2016 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman Mary Lou Rayno, Bert Brander, Scott Goff, Paul Griffin, Lew Chappel, Alternate John Wilhelm; Zoning Enforcement Officer Ruth Mulcahy.

ABSENT: Alternates John Rouleau and Keith Schaufler.

Chairman Mary Lou Rayno called the meeting to order at 7:00PM. The entire proceedings were recorded digitally and are available in the Town Hall.

1. PUBLIC HEARINGS:

A. Martin F. & Roberta R. Seifert – 704 West Hill Road – Variance – Expansion of a Non-Conforming Accessory Building, Build Screened Porch on Top of Boat House - Consider Variance.

Ms. Rayno read the legal notice into the record, noting that it had been advertised on November 22, 2016 and November 29, 2016 in The Hartford Courant two times. Proof of notice to abutting neighbors was submitted.

Ms. Rayno explained that this was a public hearing for a variance for a rearyard variance. Martin and Robert Seifert appeared before the Board regarding this application. Mr. Seifert explained that the variance is being sought to move the structure one foot further back, away from West Hill Lake.

Mr. Seifert read aloud a letter from his project engineer Tom Grimaldi. In this letter, Mr. Grimaldi noted the request for a variance of 45.2 feet to 44.2 feet of a preexisting non-conforming accessory structure, constituting a one foot reduction of the non-conformity. Mr. Seifert noted the two hardships: 1.) The relocation of the preexisting non-conforming accessory structure in an effort to reduce the nonconformity of the rear yard setback but remain close enough to the lake to remain viable and 2.). From Section 5.7g requiring a buffer strip, severely limiting the lake's frontage of the useable shoreline area.

Mr. Seifert submitted for the record an email from John Mendela of 711 West Hill Road. Ms. Rayno read the correspondence aloud which indicated his support for the application after Mr. Seifert had installed a marker indicating the height of the proposed addition. Ms. Mulcahy reported that another neighbor, Steve Unger of 706 West Hill Road, had phoned, relaying his support, too.

Mr. Seifert also submitted for the record two photographs of the boathouse, as he explained it is further evidence of its dilapidated state.

MOTION: Mr. Griffin, Mr. Brander second to close the public hearing in the matter; unanimously approved.

2. PENDING APPLICAIIONS:

A. Martin F. & Roberta R. Seifert – 704 West Hill Road – Variance – Expansion of a Non-Conforming Accessory Building, Build Screened Porch on Top of Boat House - Consider Variance.

MOTION: Mr. Griffin, Mr. Brander second, that the Board finds that Whereas, the New Hartford Zoning Board of Appeals received an application for a Special located at 704 West Hill Road from applicant Martin Seifert which included an application, an Existing Conditions Map, Proposed Site Plan and Detail Sheet prepare for Martin Seifert by R.R. Hiltbrand Engineers and Surveyors, Granby, Connecticut dated September 1, 2016; and

Whereas the Zoning Board of Appeals held a public hearing for a Special Exception on November 16, 2016;

It is therefore resolved that the New Hartford Board of Appeals approves the rearyard variance from the lake of approximately 45 feet for a boathouse to add a screened porch on top, no higher than twenty-two feet from the lowest portion of the structure, due to the hardship that the principal use of the boathouse is associated with the lake location at 704 West Hill Road from applicant Martin Seifert. The Board finds that the location of the proposed new boathouse will decrease the parcel's non-conformity; unanimously approved.

B. Martin F. & Roberta R. Seifert – 704 West Hill Road – Special Exception – .6 Percent Increase in Floor Area Ratio. – Continue Discussion of Motion.

Referencing a Motion he made at the November 16, 2016 Regular Meeting of the Zoning Board of Appeals to grant a variance for a .6 percent increase in Floor Area Ratio and ten (10') feet of height to a pre-existing legal non-conforming building regarding the Seifert property, Mr. Brander withdrew it.

MOTION: Mr. Goff, Mr. Griffin second, that it is therefore resolved that the New Hartford Zoning Board of Appeals approves the Special Exception application for an increase in Floor Area Ratio from 11.3 to 11.9 percent to expand a boathouse located at 704 West Hill Road from applicant Martin Seifert in accordance with Section 3.4.D of the Town of New Hartford Zoning Regulations; unanimously approved.

MOTION: Mr. Brander, Mr. Chappel second, **to adjourn at 7:20PM; unanimously approved.**

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**