

**ZONING BOARD OF APPEALS
REGULAR MEETING
March 18, 2015 – 7:00 PM
NEW HARTFORD TOWN HALL- 530 MAIN STREET
MINUTES**

PRESENT: Chairman Mary Lou Rayno, Paul Griffin, Lew Chappel; Alternate John Wilhelm.

ABSENT: Scott Goff, Bert Brander, John Rouleau; Alternate Keith Schaufler.

Chairman Mary Lou Rayno called the meeting to order at 7:00PM. Alternate John Wilhelm was seated for Scott Goff. The entire proceedings were recorded digitally and are available in the Town Hall.

1. PUBLIC HEARINGS:

A. Peter J. Hinman/Applicant – Katherine Kinane/Owner – 28 East Cotton Hill Road – Addition on side of home within front yard setback.

Ms. Rayno read into the record the legal notice for the application, and confirmed its publication in The Hartford Courant on March 6, 2015 and March 13, 2015. Ms. Rayno also received from the applicant confirmation receipt that abutters of the subject property had been properly noticed of the hearing.

Mr. Peter Hinman of 66 East Cotton Hill Road presented as a New Hartford Building Contractor on behalf of the owner describing the purpose of the application. Mr. Hinman explained that the subject home was built prior to current zoning regulations and as such, is non-conforming with the one hundred (100') foot front yard setback requirements. Ms. Rayno questioned the location of the well and septic system. The board reviewed an A2 survey of the property, "Proposed Plot Plan Improvement Location Survey Prepared for Katherine L. Kinane #28 East Cotton Hill Road New Hartford Connecticut Scale 1"=20' Approved Carmine J. Matrascia – L.S. #70214 Dufour Land Surveying LLC". The board members noted the septic system is located to the rear of the home, the well is located to the front of the home, and that the size of the lot is 1.094 acres. The applicant noted that the 12' x 22' addition is to enlarge the current small master bedroom. The location of property boundary lines and location of proposed addition were reviewed.

MOTION: Mr. Lew Chappel, Mr. Paul Griffin second, **to close the public hearing in the matter of Peter J. Hinman/Applicant – Katherine Kinane/Owner – 28 East Cotton Hill Road – Addition on side of home within front yard setback; unanimously approved.**

2. PENDING APPLICATIONS:

A. Peter J. Hinman/Applicant – Katherine Kinane/Owner – 28 East Cotton Hill Road – Addition on side of home within front yard setback.

Mr. John Wilhelm noted that it is a small addition, noted the space exists on the property, and acknowledged a hardship exists. Mr. Griffin noted that it fits in with the neighborhood.

MOTION: Mr. Chappel, Mr. Griffin second, **in the matter of Peter J. Hinman/Applicant – Katherine Kinane/Owner – 28 East Cotton Hill Road – Addition on side of home within front yard setback, we have found that the applicant has shown a hardship, in that the home was built before the current zoning setbacks were established; and that without a variance, the owners would not be able to build this reasonably sized addition. We also find this variance request be in harmony with the regulations and see no issues regarding health, safety,**

convenience, welfare or property values with this approval. Therefore, we grant a 57 foot variance to allow the addition to be built within 43 feet of the front property line; unanimously approved.

3. NEW APPLICATIONS:

None.

4. APPROVAL OF MINUTES: February 18, 2015

MOTION: Mr. Chappel, Mr. Griffin second, **to approve the February 18, 2015 Regular Meeting Minutes; unanimously approved.**

5. OTHER BUSINESS TO COME BEFORE THE COMMISSION:

No business was discussed.

MOTION: Mr. Chappel, Mr. Wilhelm second, **to adjourn the meeting at 7:20PM, unanimously approved.**

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**