

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, September 21, 2016 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman Mary Lou Rayno, Bert Brander, Paul Griffin, Lew Chappel, Alternates Keith Schaufler and John Wilhelm; Zoning Enforcement Officer Ruth Mulcahy.

ABSENT: Scott Goff and Alternate John Rouleau.

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

1. PUBLIC HEARINGS:

A. Christopher J. Alvey and Amy Jean J. Smith Alvey – 248 Turnbull Road – Front Yard Variance for 20 Feet for Second Story.

Ms. Rayno read the legal notice into the record, noting that it had been advertised the requisite two times, September 9, 2016 and September 16, 2016, in The Hartford Courant. Proof of notice to abutting neighbors was submitted.

The applicant, Christopher J. Alvey, appeared before the Board to speak about this application. Mr. Alvey explained that he and his wife are seeking to add a second floor to their home. He explained that the project will entail constructing a porch on the front of the house, more toward the center of the dwelling. It was noted that this house was built in the 1950s, and conformed to the Zoning Regulations of that time, with frontyard setbacks at thirty-five (35') feet. Current frontyard setbacks for this area are presently fifty (50') feet with the applicant seeking to construct a front foyer that protrudes about eight (8') feet. Ms. Mulcahy noted that the laws currently require then even when expanding upward on a non-conforming structure, a variance must be secured.

Mr. Alvey explained that the only means of expanding up requires that a staircase be constructed in the center of the home. In response to a question regarding the location of the outside steps onto the porch, Mr. Alvey indicated that it will actually be right on grade. Ms. Rayno inquired whether any portion of the new construction cantilevers out.

Mr. Alvey explained that his hardship is that his home is a preexisting non-conforming house.

MOTION: Mr. Chappel, Mr. Griffin second, to close the public hearing in the matter of Christopher J. Alvey and Amy Jean J. Smith Alvey – 248 Turnbull Road – Front Yard Variance for 20 Feet for Second Story; unanimously approved.

2. PENDING APPLICAIONS:

A. Christopher J. Alvey and Amy Jean J. Smith Alvey – 248 Turnbull Road – Front Yard Variance for 20 Feet for Second Story.

MOTION: Mr. Chappel, Mr. Brander second, to approve a twenty (20') foot variance in the matter of Christopher J. Alvey and Amy Jean J. Smith Alvey – 248 Turnbull Road, noting a hardship of to an existing non-conforming dwelling; unanimously approved.

3. NEW APPLICATIONS:

None.

4. APPROVAL OF MINUTES: April 20, 2016

Mr. Wilhelm was seated for Mr. Schaufler for review and approval of the April 20, 2016 Minutes.

MOTION: Mr. Griffin, Mr. Chappel second, to approve the April 20, 2016 Minutes; unanimously approved.

5. OTHER BUSINESS PROPER TO COME BEFORE THE BOARD:

Ms. Rayno requested that the bylaws be forwarded to Board members for review. It was noted that they were last reviewed in 2004 or 2005.

The West Hill Lake Overlay District was very briefly discussed and reviewed.

MOTION: Mr. Brander, Mr. Chappel second, to adjourn at 7:23PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Secretary