

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, June 21, 2017 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

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

ABSENT: Bert Brander, Alternates John Rouleau and Keith Schaufler.

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

1. PUBLIC HEARINGS:

A. Klaus Gorski/Applicant – Klaus J. & Carol J. Gorski/Owners – Map 023- Block 034 – Lot 007 - 98 Bruning Road – Variance – Build a 3 Car Garage (32'x20') on the Front Corner of Property.

The receipts for the certified mailings, providing notice to the abutting neighbors of the Public Hearing, were submitted. Ms. Rayno read the legal notice of the Public Hearing into the record, noting that it has been published in The Hartford Courant the requisite two times, June 9, 2017 and June 16, 2017.

Klaus Gorski appeared before the Board regarding this application. He explained that the subject property had 270 feet of frontage but is bisected with a brook. Mr. Gorski explained that much of the left side of the property is comprised of wetlands and that the right front corner of the property is not wetlands. He explained that the brook has to be crossed to reach the home and noted that the septic system is located in the front of the house. He explained that the septic fields extend to the boundary in the right, thereby leaving the only location to build the garage in the right corner. He explained that when he purchased the property, the setbacks were fifty (50') feet but that they are now one hundred (100') feet. He noted that the garage is proposed to be located fifty (50') feet off the road and eighty (80') feet off the brook.

Noting the 1977 survey that was included as part of the application, Ms. Rayno questioned whether there is a more recent survey reflecting the location of the existing structures and proposed structures. Mr. Gorski explained that he did not have one.

Ms. Rayno questioned the distance to the rear property line as a possibility for his proposed garage. Mr. Gorski explained that would involve crossing over on the wetlands. It was noted that Zoning Enforcement Officer Ruth Mulcahy had recommended getting an updated survey. Board members concurred.

Mr. Gorski noted that the wetlands on this property along with the location of the septic system present him with a hardship, leaving the proposed location as the only location he would be able to put the garage.

Glenn Atwood of 95 Bruning Road opined that the applicant should be advised as to what should be included in the survey.

Michael Dryanski of 103 Bruning Road questioned that given the possibility of ledge on the land behind the applicant's home, why the applicant has to go through such lengths to build a garage fifty feet (50') from the road, given that he would have been able to by right, with the previous Zoning Regulations.

The applicant indicated his preference to continue the public hearing.

The hearing was continued in this application.

B. Peter Fiore/Applicant – Ten Realty LLC/Owner – Map 37A – Block 122 – Lot 003 - 519 Main Street – Variance – Two Setback Variances, Front and Rear.

Ms. Rayno read the legal notice of the Public Hearing into the record, noting that it has been published in The Hartford Courant the requisite two times, June 9, 2017 and June 16, 2017.

Peter Fiore appeared before the Board regarding this application. He was unable to provide receipts for the certified mailings noticing the abutting neighbors of the Public Hearing. Mr. Fiore indicated that he had never received the packet that provides instructions regarding sending notice to the abutting property owners. Ms. Rayno explained

The Board agreed to schedule a Special Meeting for Wednesday, July 5, 2017 at 7:00PM at Town Hall.

2. PENDING APPLICATIONS:

None.

3. NEW APPLICATIONS:

None.

4. APPROVAL OF MINUTES: May 15, 2017 Regular Meeting.

MOTION: Mr. Chappel, Mr. Griffin second, to approve the May 15, 2017 Minutes; Motion passed with Mr. Chappel, Mr. Griffin, Mr. Wilhelm, and Ms. Rayno voting aye while Mr. Goff abstained.

5. OTHER BUSINESS PROPER TO COME BEFORE THE BOARD.

None.

MOTION: Mr. Brander, Mr. Chappel second, to adjourn at 7:40PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**