

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, September 20, 2017 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman Mary Lou Rayno, Paul Griffin, Scott Goff, Alternate Members Keith Schaufler and John Wilhelm; and Zoning Enforcement Officer Ruth Mulcahy.

ABSENT: Bert Brander, Lew Chappel, John Rouleau.

Chairman Mary Lou Rayno called the meeting to order at 7:01PM.

John Wilhelm was seated for Mr. Brander and Keith Schaufler was seated for Mr. Chappel.

1. PUBLIC HEARINGS:

A. John W. & Deborah Pierce - Map 017 – Block 039 – Lot 27C – 298 Niles Road – Special Exception – Addition to Non-Conforming Structure.

The legal notice was read into the record and was noted as having been published the requisite two times, September 8, 2017 and September 15, 2017 in The Hartford Courant. The proof of notice to the abutting neighbors was noted as having been received.

John Pierce, along with his wife Deborah Pierce and contractor Rick Bernieke, appeared before the Board regarding this application. Mr. Pierce explained that the Floor Area Ratio numbers were recalculated taking into consideration the difference between cellars and basements. Additionally, the original calculations factored decks into the numbers and these have been omitted as they should not have been included, according to Mr. Pierce. He noted that without the addition, the floor area ratio was slightly higher than 10% and with the proposed addition, the ratio would come in at 14.88%.

Mr. Pierce distributed copies of the calculations for each individual parcel as part of this condominium parcel. Ms. Mulcahy confirmed that all of the zoning issues have been corrected.

Mr. Pierce explained how the addition includes a second story but does not increase the footprint of the land.

Mr. Goff questioned whether the neighbors in this condominium site were aware of the nature of this application. Mr. and Mrs. Pierce confirmed, noting that the neighbors were sent certified letters. It was noted that a letter of support was included in the previous application that was subsequently withdrawn in May, 2017.

Mr. Bernieke explained the history behind this property, noting that it had at one time belonged to a single owner who had constructed three dwellings. Subsequently, an attorney had purchased the site and gained approval for a condominium association thereby allowing the dwelling units to be sold and owned by three separate parties.

Drawings for the proposed addition, including the front, back, and one side, prepared by Pamela Ranta Doran, AIA, of Simsbury, Connecticut, dated March 15, 2017, March 21, 2017, and April 20, 2017, were reviewed by board members.

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

2. PENDING APPLICATIONS:

A. John W. & Deborah Pierce - Map 017 – Block 039 – Lot 27C – 298 Niles Road – Special Exception – Addition to Non-Conforming Structure.

Board members indicated that they noted the application a reasonable request and that the design will generally fit with the neighborhood.

MOTION: Mr. Griffin, Mr. Wilhelm second, to approve the Special Exception to increase the Floor Area Ratio to 14.88% and the Special Exception – Addition to Non-Conforming Structure; unanimously approved.

3. NEW APPLICATIONS:

4. APPROVAL OF MINUTES – August 16, 2017:

MOTION: Mr. Griffin, Mr. Goff second, to approve the August 16, 2017 Minutes; unanimously approved.

MOTION: Mr. Wilhelm, Mr. Griffin second, to add to the Agenda the Approval of June 21, 2017 and July 5, 2017; unanimously approved.

MOTION: Mr. Goff, Mr. Griffin second, to approve the June 21, 2017 Minutes; Motion passed with Ms. Rayno, Mr. Goff, Mr. Griffin and Mr. Wilhelm voting aye while Mr. Schaufler abstained.

MOTION: Mr. Goff, Mr. Griffin second, to approve the July 5, 2017 Minutes; unanimously approved.

5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

No other business discussed.

MOTION: Mr. Griffin, Mr. Schaufler second, to adjourn at 7:40PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**