

**New Hartford Zoning Board of Appeals  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Wednesday, June 20, 2018 at 7:00 PM  
New Hartford Town Hall  
530 Main Street, New Hartford, Connecticut**

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

**ABSENT:** Scott Goff, Lew Chappel and Alternate John Rouleau.

Chairman Mary Lou Rayno called the meeting to order at 7:00PM.

Mr. Wilhelm was seated for Mr. Goff  
Mr. Schaufler was seated for Mr. Chappel

**1. PUBLIC HEARINGS:**

**A. Michael J. and Diane Kurtz - Map 017 - Block 039 - Lot 027 B\_G – 296 Niles Road, Special Exception to increase Floor Area Ratio from 14.88% to 15.18%.**

The legal notice was read into the record and was noted as having been published the requisite two times, June 8, 2018 and June 15, 2018 in The Hartford Courant. The proof of notice to the abutting neighbors was noted as having been received.

**MOTION:** Mr. Brander, Mr. Wilhelm second, to close the public hearing; unanimously approved.

**B. Deborah Fochesato - Map 09A - Block 106 - Lot 019 -12 Hilltop Road, Special Exception to add front and rear additions to a nonconforming dwelling no closer to any property line than the existing building.**

The legal notice was read into the record and was noted as having been published the requisite two times, June 8, 2018 and June 15, 2018 in The Hartford Courant. The proof of notice to the abutting neighbors was noted as having been received.

A neighbor expressed concern regarding storm water runoff from the new construction.

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

**C. James E. Jr. and Kathleen B. Steadman - Map 022 -Block 016 - Lot 5-1 -53 Carpenter Road, Variance from Article 3 Section 3.4 for a side yard setback for a garage.**

The legal notice was read into the record and was noted as having been published the requisite two times, June 8, 2018 and June 15, 2018 in The Hartford Courant. The proof of notice to the abutting neighbors was noted as having been received.

**MOTION:** Mr. Brander, Mr. Griffin second, to continue the public hearing to July 18, 2018 at 7:00 p.m. at the Town Hall at 530 Main Street; unanimously approved.

**D. Klaus Gorski – Map 023 – Block 034 – Lot 007- 98 Bruning Road, Variance from Article 3 Section 3.4 for a front yard setback for a garage.**

The legal notice was read into the record and was noted as having been published the requisite two times, June 8, 2018 and June 15, 2018 in The Hartford Courant. The proof of notice to the abutting neighbors with green cards was not submitted.

The hearing did not open and a new hearing was scheduled for July 18, 2018.

**2. PENDING APPLICATIONS:**

**A. Michael J. and Diane Kurtz - Map 017 - Block 039 - Lot 027 B\_G – 296 Niles Road, Special Exception to increase Floor Area Ratio from 14.88% to 15.18%.**

**MOTION:** Mr. Brander, Mr. Griffin second, to approve the application; unanimously approved.

**B. Deborah Fochesato - Map 09A - Block 106 - Lot 019 -12 Hilltop Road, Special Exception to add front and rear additions to a nonconforming dwelling no closer to any property line than the existing building.**

**MOTION:** Mr. Griffin, Mr. Brander second, to approve the application with the condition that the Town Engineer review and approve the storm water drainage; unanimously approved.

**C. James E. Jr. and Kathleen B. Steadman - Map 022 -Block 016 - Lot 5-1 -53 Carpenter Road, Variance from Article 3 Section 3.4 for a side yard setback for a garage.**

The hearing was continued.

**D. Klaus Gorski – Map 023 – Block 034 – Lot 007- 98 Bruning Road, Variance from Article 3 Section 3.4 for a front yard setback for a garage.**

A new hearing was scheduled for July 18, 2018.

**3. OTHER MATTERS:**

**A. Review “Bylaws”.**

The Board discussed possible changes to the Bylaws.

**4. APPROVAL OF MINUTES – May 16, 2018:**

**MOTION:** Mr. Brander, Mr. Schaufler second, to table the May 16, 2018 Minutes; unanimously approved.

**5. Adjournment:**

**MOTION:** Mr. Brander, Mr. Schaufler second, to adjourn at 8:15 PM; unanimously approved.