

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, October 18, 2017 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

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

ABSENT: Alternate John Rouleau.

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

1. PUBLIC HEARINGS:

A. Dennis J. & Nancy W. Gottfried – Map 04A – Block 112 – Lot 004_5 – 600 West Hill Road – Special Exception Modification – Application for Addition to a Non-conforming Structure With no Increase in the Non-Conforming Setback.

The legal notice was read into the record and was noted as having been published the requisite two times, October 6, 2017 and October 13, 2017 in The Hartford Courant. The proof of notice to the abutting neighbors was noted as having been received.

Nancy Gottfried appeared before the Board regarding this application. Ms. Mulcahy explained that the applicants had received approval for a Special Exception in January, 2017 for an addition for a kitchen extending out back. She noted that the applicants are planning to put a second story on a portion of the dwelling but in order to do so the house would have to be jacked up and construction would be very difficult. Ms. Mulcahy reported that the contractors had advised them to demolish the structure but that she had advised them that this would not be permissible because it would not be a true addition to a non-conforming structure. As the applicants were seeking to save their old cottage, Ms. Mulcahy explained that she had suggested to them to go a little bit larger off the back and put the second story above that. It was noted that the increase to the non-conforming setback would be towards the road and not towards the water. It was noted that a modification of an additional six feet to the addition was being sought.

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

2. PENDING APPLICATION:

A. Dennis J. & Nancy W. Gottfried – Map 04A – Block 112 – Lot 004_5 – 600 West Hill Road – Special Exception Modification – Application for Addition to a Non-conforming Structure With no Increase in the Non-Conforming Setback.

MOTION: Mr. Goff, Mr. Brander second, to approve the application in the matter of Dennis J. & Nancy W. Gottfried – Map 04A – Block 112 – Lot 004_5 – 600 West Hill Road – Special Exception Modification – Application for Addition to a Non-conforming Structure With no Increase in the Non-Conforming Setback, to permit an additional six feet to the approval granted in January, 2017, as shown in the site plan provided, with a final revision date of October 4, 2017; unanimously approved.

3. NEW APPLICATIONS:

None.

4. APPROVAL OF MINUTES – SEPTEMBER 20, 2017:

MOTION: Mr. Griffin, Mr. to approve the September 20, 2017 Minutes; unanimously approved.

5. OTHER BUSINESS TO COME BEFORE THE COMMISSION:

No correspondence was discussed.

MOTION: Mr. Brander, Mr. Chappel second, to adjourn at 7:15PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**