

**ZONING BOARD OF APPEALS
REGULAR MEETING
August 20, 2014 – 7:00 PM
NEW HARTFORD TOWN HALL- 530 MAIN STREET
MINUTES**

PRESENT: Chairman Mary Lou Rayno, Bert Brander, Paul Griffin, Scott Goff (7:02PM); Alternates Lew Chappel and John Wilhelm; Zoning Enforcement Officer Steve Sadlowski.

ABSENT: John Rouleau.

Chairman Mary Lou Rayno called the meeting to order at 7:00PM. Alternate Lew Chappel was seated for Bert Brander, and Alternate John Wilhelm was seated for Scott Goff. The entire proceedings were recorded digitally and are available in the Town Hall.

1. PUBLIC HEARINGS:

A. Peter and Kimberley Spath, 84 Carpenter Road – Variance for front setbacks for shed on property.

Chairman Mary Lou Rayno read into the record the legal notice for the public hearing which was published in The Hartford Courant on August 4, 2014. Zoning Enforcement Officer Steve Sadlowski confirmed to the commission that the applicant did send notice of public hearing to the abutters of said property.

Mr. Peter Spath presented to the board an A2 survey regarding the application and the proposed shed on the subject property. He referenced members to the flat area as seen by the contours indicated on the survey. Ms. Rayno clarified with Mr. Spath that the applicants are seeking the proposed location of the shed because the back of the property has a steep incline.

Mr. Spath indicated that he believes the size of the proposed shed would be 12'x20', with half of the structure servicing as a typical shed with the other half housing wood or possibly parking for his antique tractor.

Board members inquired about the height of the shed. It was established that the proposed shed would be fifteen (15) feet from the property line. It was also established that the setback lines are fifty (50) feet in this R2 zone.

Lay of the land was determined to be the hardship necessitating the request for a variance to setbacks on this application.

Height of the subject structure was established as fifteen (15) feet.

Mr. Sadlowski confirmed to the commission that the applicant did send notice of public hearing to the abutters of said property.

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

2. PENDING APPLICATIONS:

A. Peter and Kimberly Spath, 84 Carpenter Road – Variance for front setbacks for shed on property.

Board members determined that the hardship of the applicants in their property's unique topography of the land, particularly the steep slopes just behind the home, make it nearly impossible to build the shed in a conforming location.

MOTION: Mr. Griffin, Mr. Brander second, to accept the application of Peter and Kimberly Spath, 84 Carpenter Road – Variance for front setbacks for shed on property as provided in the hand drawn sketch provided to approve a 35 foot front setback variance to allow a storage shed to be built within 10 feet of the front property line as per all oral and written testimony, with the following condition: The size is limited to 12' X 20' and 15 feet high and is located in the approximate location of the hand drawn sketch provided with the application; unanimously approved.

3. NEW APPLICATIONS: None

4. APPROVAL OF MINUTES: September 24, 2013

MOTION: Mr. Wilhelm, Mr. Griffin second, to approve the minutes of the September 24, 2013 regular meeting; unanimously approved.

5. OTHER BUSINESS PROPER TO COME BEFORE THE BOARD.

Board members inquired about receiving documents and information on agenda items electronically.

MOTION: Mr. Griffin, Mr. Wilhelm second, to adjourn the meeting at 7:23PM; unanimously approved.

Respectfully submitted,
Pam Colombie
Recording Clerk