

**New Hartford Zoning Board of Appeals  
TOWN OF NEW HARTFORD, CONNECTICUT  
REGULAR MEETING MINUTES  
Monday, February 20, 2019 at 7:00 PM  
New Hartford Town Hall  
530 Main Street, New Hartford, Connecticut**

**PRESENT:** Chairman Mary Lou Rayno, Bert Brander, Lew Chappel, Paul Griffin, Scott Goff, Alternates John Wilhelm; and Zoning Enforcement Officer Mike Lucas and consulting Zoning Enforcement Officer Rista Malanca.

**ABSENT:** Alternate John Rouleau and Keith Schaufler.

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

**1. PUBLIC HEARINGS:**

**A. Loreen D. Sellitto - Map 015 - Block 028 - Lot 019 - 145 Maple Hollow Road - Special Exceptions – 1.) To Increase Non-Conforming Structure per 7.1B of the Regulations and 2.) For a Floor Area Ratio of .14.**

Matthew Sellitto appeared before the Board regarding this application, accompanied by his licensed Land Surveyor Carmen Matrascia of Dufour Surveying, LLC. Ms. Rayno reminded the group that they had already received the confirmation that notice had been provided to the abutting property owners and that this hearing was a continuation of one that began in December and was continued to January. She noted that the January public hearing was continued to this meeting as the Board had requested more information provided relative to the functionality of the septic system.

A report was provided to the Board by Jason Ritchie of Small Town Septic. Mr. Matrascia indicated that the septic system was inspected by Mr. Ritchie and reported accordingly. Mr. Matrascia indicated that he had field located the system after it was exposed and is now shown on the plan. Ms. Rayno observed that the tank is larger, 750-1000 gallons, than the original estimate of a 250-gallon tank. Mr. Goff questioned whether the septic fields had been located. Mr. Matrascia indicated that they were approximated as the contractor was unable to get his camera into them. Mr. Matrascia indicated that there was no access port on that end of the tank. Mr. Goff questioned whether the house design was changed. Mr. Sellitto noted that they did not.

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

**2. PENDING APPLICATIONS:**

**A. Loreen D. Sellitto – Map 015 – Block 028 – Lot 019 – 145 Maple Hollow Road – Special Exceptions – 1. To Increase Non-Conforming Structure per 7.1 B of the Regulations 2. For a Floor Area Ratio of .14.**

**MOTION:** Mr. Brander, Mr. Chappell second, to approve the application in the matter of Loreen D. Sellitto – Map 015 – Block 028 – Lot 019 – 145 Maple Hollow Road – Special Exceptions – 1. To Increase Non-Conforming Structure per 7.1 B of the Regulations 2. For a Floor Area Ratio of .14;

*unanimously approved.*

**3. NEW APPLICATIONS:**

None.

**4. OTHER MATTERS:**

The legal matter regarding the Klaus Gorski property was discussed. Ms. Malanca reported that the stipulated judgment was received with a finding that the application will be reheard by this Board. It was noted that the request will need to be the same as originally presented in 2018 although new supporting information will be allowed into the hearing. Ms. Malanca indicated that the Town's attorney from Halloran & Sage will be available for the meeting. Ms. Malanca indicated that she will confer with him regarding whether a public hearing should just be scheduled for the matter or if an application must first be submitted. It was noted that the hearing must occur by May 1.

**5. APPROVAL OF MINUTES – January 16, 2019:**

**MOTION:** Mr. Chappel, Mr. Griffin second, to approve the January 16, 2019 Minutes; unanimously approved.

Discussion ensued regarding extending an invitation to Farmington Valley Health District for a Special Meeting with this board, the Board of Selectmen, and representatives from the other land use boards. Mr. Goff provided contact information for them.

Mr. Lucas reported receipt of several applications, noting that there will definitely be a March meeting.

**MOTION:** Mr. Chappel, Mr. Brander second, to adjourn at 7:26PM; unanimously approved.

**Respectfully submitted,**

**Pamela A. Colombie  
Recording Secretary**