

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, April 17, 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, Alternate John Wilhelm; and Zoning Enforcement Officer Mike Lucas.

ABSENT: Alternate John Rouleau and Keith Schaufler.

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

1. PUBLIC HEARINGS:

A. Kathleen M. Tormarelli/Applicant – Kathleen M. & Francis Jr. Tomarelli – Special Exception – Map 009 – Block 037 – Lot 13A – 621 Niles Road – Expansion of a Non-Conforming Structure – Deck.

The legal notice was read into the record and was noted as having been published the requisite two times, April 5, 2019 and April 12, 2019 in The Hartford Courant. The proof of notice to the abutting neighbors was noted as having been received.

Kathleen Tomarelli appeared before the Board regarding this application. Ms. Tomarelli explained that the proposal is to replace the existing deck with a larger Trex® one. She noted that the current 14½' x 10 ½' deck is not connected to the dwelling and that will not change. It was noted that the new deck will be sized at 16'x20' as shown on the submitted plans. Mr. Goff questioned whether the proposed deck will be any closer to the road. It was noted that the only thing that will be closer to the road are the stairs. Ms. Rayno explained that the house was non-conforming as it is thirty-six feet from the road, the proposed stairs will be forty-five feet off the road and the deck will be approximately sixty-five feet from the road. It was noted that Niles Road is a collector street. Ms. Tomarelli confirmed that the existing deck has been there for about forty-five years.

The hearing was open to the public.

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

2. PENDING APPLICATIONS:

A. Kathleen M. Tormarelli/Applicant – Kathleen M. & Francis Jr. Tomarelli – Special Exception – Map 009 – Block 037 – Lot 13A – 621 Niles Road – Expansion of a Non-Conforming Structure – Deck.

MOTION: Mr. Brander, Mr. Griffin second, to approve the Special Exception for an expansion of a non-conforming structure for a deck; unanimously approved.

After the motion but prior to the vote, discussion occurred by the board agreeing that the construction should follow the plans as submitted.

3. NEW APPLICATIONS:

None.

4. OTHER MATTERS:

Ms. Rayno reminded the Board about the Special Meeting scheduled for the following Thursday, April 25, 2019. It was noted that Farmington Valley Health District will be attending the regular May meeting. Ms. Rayno reminded members that FVHD has requested the questions in advance.

Mr. Goff requested advance notice of the application so that the Board can drive out to take a look at the property. Mr. Lucas confirmed that the Board will be receiving copies at least a week before the meetings. Mr. Brander suggested that staff advise applicants to bring photographs or have topography included on the plans so that a determination can be made relative to the claim of hardship.

5. APPROVAL OF MINUTES – March 20, 2019:

MOTION: Mr. Brander, Mr. Griffin second, to approve the March 20, 2019 Minutes; unanimously approved.

MOTION: Mr. Brander, Mr. Goff second, to adjourn at 7:21PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**