

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Town Hall, 530 Main Street, New Hartford, Connecticut
Tuesday, October 18, 2022 at 7:00 PM
Via Zoom**

PRESENT: Chairman Mary Lou Rayno, David Jones, Paul Griffin, Keith Schaufler, Lew Chappel, Zoning Officer Mike Lucas

ABSENT: Alternates Tony Persechino, Art Jackman and John Wilhelm

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

1. PUBLIC HEARINGS:

A. Don Tarinelli/Applicant – Jonathan J. & Janet A. Corbett/Owner – Map 09A – Block 101 – Lot 067 – 27 Helen Highway – Special Exception(s) - Expansion of Nonconforming Structure & Increase in FAR from .18 to .19. Mr. Tarinelli, the architect for the project, explains that the owner had bought the property and proceeded to renovate first the garage that had an accessory dwelling and then continued to the main house. As project progressed, additional modifications were considered and would like to expand a little higher. Ms. Rayno inquires as to the location of the proposed porch, and Mr. Tarinelli clarifies it will be over the front of the house. Door and dormer locations are clarified. Mr. Tarinelli also explains that there is currently 2 small bedrooms upstairs, and the new construction would make it 3 small bedrooms upstairs and bathroom would remain downstairs. Mr. Lucas confirmed that FVHD approved the project. Ms. Rayno questions if the well was considered to be enough to continue to serve the property as it is shared, and Mr. Lucas confirms that it was considered acceptable. Mr. Lucas reads a letter sent in support of the project from one of the abutters, Peter J. Lefeber.

MOTION: Mr. Chappel makes a motion to close the hearing, second by Mr. Griffin: all approve.

2. PENDING APPLICATIONS:

A. Don Tarinelli/Applicant – Jonathan J. & Janet A. Corbett/Owner – Map 09A – Block 101 – Lot 067 – 27 Helen Highway – Special Exception(s) - Expansion of Nonconforming Structure & Increase in FAR from .18 to .19 Ms. Rayno states she thinks that it is a well thought out plan that just increases living space by a little. Mr. Griffin agrees that it is a nominal change that improves the property and area.

MOTION: Mr. Griffin makes a motion to approve the application, second by Mr. Chappel: all approve.

3. NEW BUSINESS: None

4. OTHER MATTERS: Discuss 2023 Meeting Schedule: Ms. Rayno proposed moving to a different night of the week, perhaps the 3rd Thursday of the month. Mr. Schaufler voices his preference to going back to meeting in person versus Zoom. Mr. Lucas points out that it is handy to use Zoom in winter months, and other commissions have enjoyed the option of Zoom, but also sees the benefits of in person. Mr. Chappel questions why the meetings are moving for one person because they are on two boards. It was pointed out that meetings used to be Wednesdays. Ms. Rayno states that they can move the day, but it

has to remain the 3rd week of the month, and down to Tuesday, Wednesday or Thursday. Decided to vote on a schedule next meeting.

5. MEETING MINUTES: August 16, 2022

MOTION: Made to accept by Mr. Schaufler, Second by Mr. Griffin: all approve.

MOTION: Made by Mr. Griffin to adjourn made at 7:35 pm, second by Mr. Schaufler: all approve.