

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Town Hall, 530 Main Street, New Hartford, Connecticut
Wednesday, April 19, 2023 at 7:00 PM**

PRESENT: Chairman Mary Lou Rayno, David Jones, Paul Griffin, Keith Schaufler, Alternates Art Jackman, Tony Persechino, John Wilhelm and Zoning Officer Mike Lucas

ABSENT: Lew Chappel

Chairman Mary Lou Rayno called the meeting to order at 7:00PM, noting Mr. Persechino will sit in for Mr. Chappel.

1. PUBLIC HEARINGS:

A. Brett Stone Painting & Maintenance -Applicant – Michael Sanders & Michelle Sanders Sheehan/Owner – Map 09A – Block 110 - Lot 019 – 67 Marstan Trail. Expansion of non-conforming structure. Rear deck expansion. Mr. Stone notes that the owner has had a lot of updates in the past year, and the deck is the last thing to be done. The original deck had 4 different sized doors to access it, with one having a step down. Requested that the Building Official Jerry Monroe come take a look as they started tearing off the rotted surface boards. After finding more issues as demo continued, alternative plans were discussed with the owner and expansion was brought up. Plan consists of adding 3 piers, and a concrete pad landing at the bottom. Ms. Rayno clarifies with Mr. Stone that they will not be going any closer to the property line and expanding 16' out by 26'. Mr. Jackman questions a notch in the plan on the lake side of the plans, and Mr. Stone indicates that a set of stairs may go there. Mr. Jackman also questions if any roof or awnings will be included, and Mr. Stone says those are not part of this project, just a railing that will be up to code at 36-42" depending on code requirements, but will clarify with the building official prior to installation to confirm correct height needed. Mr. Jackman questions what kind of tank is near the pier, and asks Mr. Lucas if there is a required offset from a tank required. Mr. Lucas says that is up to Farmington Valley Health District to review, and that this was submitted to them and waiting to hear back, but expecting it to be approved. Mr. Jackman questions the piers, and Mr. Stone notes that they will be adding 3 more piers and they will be away from the fields quite a bit as well as the tank, and the bottom pad will be the closest to the fields and will be made like a concrete sidewalk. Mr. Griffin asks what the criteria is that they are considering approval for, and Mr. Lucas clarifies that the commission just needs to approve that the preexisting non-conforming deck can be expanded. Mr. Jackman questions how high off the ground the deck will be, and Mr. Stone responds that it won't be more than 5 feet. Ms. Rayno questions the stair location at the front part of the deck, and Mr. Stone says that the location is not quite finalized and will need to be discussed with the owner after approval. Ms. Rayno questions why they are not on the plan they are reviewing, and Mr. Stone says that if they do go in on that portion of the deck, they will not extend past the area approved.

MOTION: Made to close the public hearing by Mr. Griffin, second by Mr. Schaufler: all approve.

2. PENDING APPLICATIONS:

A. Brett Stone Painting & Maintenance -Applicant – Michael Sanders & Michelle Sanders Sheehan/Owner – Map 09A – Block 110 - Lot 019 – 67 Marstan Trail. Expansion of non-conforming structure. Rear deck expansion. Ms. Rayno states she feels it's an improvement to the residence, and a safer new construction, as well as not making it any more non-conforming and staying the same distance away from the property line. All commissioners agree with her observations.

MOTION: Made to approve pending approval from FVHD by Mr. Griffin, second by Mr. Schaufler: all approve.

3. NEW BUSINESS: None

4. OTHER MATTERS: Mr. Schaufler brings up that at one time they had approved a temporary structure on 202, near the intersection with 219, there was a residence that was given approval with a time limit of 5 years. Ms. Rayno explains that there was bad advice given at the time, and a time limit is not allowed. It either is a variance or not.

5. MEETING MINUTES: None available yet.

MOTION: Made by Mr. Schaufler to adjourn made at 7:37 pm, second by Mr. Griffin: all approve.