

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Town Hall, 530 Main Street, New Hartford, Connecticut
Wednesday, April 17, 2024 at 7:00 PM
Sessions Conference Room**

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

Chairman Mary Lou Rayno called the meeting to order at 7:00PM, seating Art Jackman for Lew Chappel.

1. PUBLIC HEARINGS:

A. Nicholas Maltby/ Applicant – New Hartford Village Fire Department/ Owner - Map 37B – Block 127 – Lot 1_2/ 12 Greenwoods Road. Request for 1. Variance of 24 feet, 8 inches in the front setback 2. Variance of 23 feet, 1 inch in the rear setback to expand ambulance building to add (3) three bay garage and expand living space. Nicholas Maltby, applicant, speaks to the reasons for the application. It is an old building done in 1950, and inadequate for current response teams. The building is staffed 24/7 as immediate response is much quicker than expected when the building was done. Space is very, very tight between the two ambulances they squeeze into the garage, often experience damage to the vehicles from trying to fit them next to each other. They should also be kept in a temperature controlled environment to maintain the medications, and one apparatus is often outside due to limited space. With each ambulance costing approximately \$350,000, they would like to maintain what they have for as long as possible. It is a co-ed department with a typical crew of 2-4 people, but one gender typically takes the one available bedroom, and the other takes the couch. There is also very limited room for training. The building is pre-existing, non-conforming, but the lot is tight as on the north side there is ledge, so the only way to expand is to the west. Site plan maps are reviewed to located areas where the ledge exists around the building. Mr. Griffin asks for setback clarification, and Mr. Lucas explains the notes on the site plan, showing that with the shape of the lot it really doesn't give you any buildable space. Mr. Jackman asks about building up to have the bedrooms on a second floor. Mr. Maltby replies that it would add a lot of cost as being a public building they are required to make it ADA compliant and would need an elevator as well that would take up a lot of space. Locations of the proposed bedrooms and bathrooms are discussed. Ms. Rayno brings up the Farmington Valley Health District application regarding the septic system, which is located off the south side of the building. The building has city water currently, but FVHD notes that if the septic fields can't be maintained they will have to tie into city sewer along 219. Ms. Rayno brings up floor area ratio, which Mr. Lucas discusses the details for the commission. Ms. Rayno opens the hearing to the public, and Ann Evans of Prospect St and back door neighbor to the ambulance building, asks what the floor area ratio means. Mr. Lucas explains for her. She also asks if there would be a possibility to expand along the road instead, to which the reply is it doesn't change that the building area is within the box on the site plan. Ms. Evans also asks if it would need to be as big as it is if they had fewer ambulances. Mr. Maltby replies that, if anything, based on the call volumes experienced in the region they would be more likely go the other direction and have more, but the building could not be any bigger than what is being proposed now. Bob Goodskey, resident of New Hartford and representing the New Hartford Village Fire District Commission which owns the property the ambulance building is on, mentions the District Commission approves the project.

MOTION: To close the public hearing made by Mr. Griffin, second by Mr. Schaufler, all approve.

2. PENDING APPLICATIONS:

A. Nicholas Maltby/ Applicant – New Hartford Village Fire Department/ Owner - Map 37B – Block 127 – Lot 1_2/ 12 Greenwoods Road. Request for 1. Variance of 24 feet, 8 inches in the front setback 2. Variance of 23 feet, 1 inch in the rear setback to expand ambulance building to add (3) three bay garage and expand living space.

MOTION: To approve the application as read by Mr. Jones, second by Mr. Griffin, 4 approve and Mr. Jackman abstains.

3. OTHER BUSINESS: Ms. Rayno requests for future applications a bit more detail before the meeting, to which Mr. Lucas agrees is no problem.

4. MEETING MINUTES: May 17, 2023 and December 20, 2023.

MOTION: To approve minutes from May made by Mr. Chappel, second by Mr. Schaufler, all approve. To approve the December minutes made by Mr. Griffin, second by Mr. Chappel.

5. CORRESPONDENCE: None

MOTION: To adjourn by Mr. Chappel made at 7:48 pm, second by Mr. Griffin: all approve.

Respectfully submitted,
Recording Secretary Christine Rhoades