

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Monday, June 19, 2019 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman Mary Lou Rayno, Bert Brander, Scott Goff, Alternates Keith Schaufler and John Wilhelm; and Zoning Enforcement Officer Mike Lucas.

ABSENT: Lew Chappel, Scott Goff, and Alternate John Rouleau and Keith Schaufler.

Chairman Mary Lou Rayno called the meeting to order at 7:00PM. Mr. Schaufler and Mr. Wilhelm were seated for Mr. Chappel and Mr. Goff.

1. PUBLIC HEARINGS:

A. Jayme Coates/Applicant – Brian G. & Jayme O. Coates/Owner – Map 017 – Block 039 – Lot 29A – 270 Niles Road – Special Exception – Expansion of a Non-conforming Structure: Deck.

Brian Coates appeared before the Board regarding this application. It was confirmed that notice had been provided to the abutting property owners via certified mail. The legal notice for the public hearing was read into the record with it noted as having run the requisite two times in The Hartford Courant on June 7, 2019 and June 14, 2019.

The Board reviewed the survey showing the property boundary lines along with a sketch of the proposed deck. Mr. Coates explained that the main part of his home was built in 1753 and an addition was added to the back. It was noted that the proposal was to add a 36' x 13' deck. Ms. Rayno questioned whether the structure would be covered. Mr. Coates noted that they were only seeking approval for an open deck.

It was noted that the closest part of the dwelling is only eight-eight (88') feet from the road resulting in the home being non-conforming.

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

2. PENDING APPLICATIONS:

A. Jayme Coates/Applicant – Brian G. & Jayme O. Coates/Owner – Map 017 – Block 039 – Lot 29A – 270 Niles Road – Special Exception – Expansion of a Non-conforming Structure: Deck.

After the foregoing motion but prior to the vote, the Board discussed the application. Board members agreed that the proposal is for expansion in an area that is hidden and that given that the house was built at a time when many were constructed very close to the road.

MOTION: Mr. Brander, Mr. Schaufler second, to approve the application in the matter of Jayme Coates/Applicant – Brian G. & Jayme O. Coates/Owner – Map 017 – Block 039 – Lot 29A – 270 Niles Road – Special Exception – Expansion of a Non-conforming Structure for a Deck pursuant to the plans as submitted;

unanimously approved.

3. NEW APPLICATIONS:

None.

4. OTHER MATTERS:

Ms. Rayno reported that an application is expected so board members should expect to meet in July.

5. APPROVAL OF MINUTES – May 15, 2019:

MOTION: Mr. Brander, Mr. Griffin second, to approve the May 15, 2019 Minutes; Motion passed with Ms. Rayno, Mr. Brander, Mr. Griffin, and Mr. Wilhelm voting aye while Mr. Scaufler abstained.

Ms. Rayno explained that the revised Bylaws will be forwarded to the Town's attorney for review and will be reviewed at a later meeting.

MOTION: Mr. Griffin, Mr. Brander second, to adjourn at 7:25PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**