

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Wednesday, July 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, Scott Goff, Paul Griffin, Alternate John Wilhelm; and Zoning Enforcement Officer Mike Lucas.

ABSENT: Alternate Keith Schaufler.

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

1. PUBLIC HEARINGS:

A. DCS Construction/Applicant - Benjamin R. Fidler/Owner - Map 034 – Block 009 – Lot 030 – 95 Southeast Road - Special Exception: Rebuild Back Ell on Same Foot Print and Add 5' x 5' Corner on Southwest Corner.

The legal ad was read into the record with it noted as having run the requisite two times, July 5, 2019 and July 12, 2019, in The Hartford Courant. It was also noted that the Certificate(s) of Mail were submitted, providing evidence that notice had been provided to the neighbors regarding the public hearing.

David Slate appeared before the Commission regarding this application. He explained that the proposal includes squaring off the rear of the house, with a 5'x5' addition. Ms. Rayno questioned whether it would continue to be a one-story dwelling. Mr. Slate confirmed, noting that the shape of the roof may vary but the height will not.

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

2. PENDING APPLICATIONS:

A. DCS Construction/Applicant - Benjamin R. Fidler/Owner - Map 034 – Block 009 – Lot 030 – 95 Southeast Road - Special Exception: Rebuild Back Ell on Same Foot Print and Add 5' x 5' Corner on Southwest Corner.

MOTION: Mr. Goff, Mr. Brander second, to approve the Special Exception in the matter of DCS Construction/Applicant - Benjamin R. Fidler/Owner - Map 034 – Block 009 – Lot 030 – 95 Southeast Road - Rebuild Back Ell on Same Foot Print and Add 5' x 5' Corner on Southwest Corner, as presented and subject to the structure remaining a one story; unanimously approved.

3. NEW BUSINESS:

None.

4. OTHER MATTERS:

Ms. Rayno reported having sent a draft of the bylaws to both Mr. Lucas and Zoning Consultant Rista Malanca. She indicated that she would forward them to the Board once they are complete.

5. APPROVAL OF MINUTES: June 19, 2019.

The June 19, 2019 Minutes should include the following corrections:

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- The portion of text in the third paragraph in the third paragraph that reads, “...*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...*” should instead read, “...*It was noted that the closest part of the attached deck to dwelling is only (88’) feet from the road resulting in the new deck continuing to be nonconforming in that spot...*”; and
- Mr. Goff should be identified as absent and Mr. Chappel should be identified as having not been present as he had indicated he was recusing. Additionally, Mr. Griffin and Mr. Schaufler should be identified as present.

MOTION: Mr. Brander, Mr. Griffin second, to approve the June 19, 2019 Minutes as corrected; Motion passed with Mr. Brander, Mr. Griffin, Ms. Rayno and Mr. Wilhelm voting to approve while Mr. Goff and Mr. Chappel abstained.

Ms. Rayno reported that Mr. Rouleau submitted a letter of resignation to the Zoning Board of Appeals.

MOTION: Mr. Chappel, Mr. Brander second, to adjourn the meeting; unanimously approved.

The meeting adjourned at 7:20PM.

Respectfully submitted,

Pamela A. Colombie
Recording Secretary