

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Town Hall – 530 Main Street
June 15, 2021 at 7:00 PM**

PRESENT: Chairman Mary Lou Rayno, Bert Brander, Lew Chappel, Paul Griffin, Alternates Art Jackman and John Wilhelm; and Zoning Enforcement Officer Mike Lucas.

ABSENT: David Jones and Alternate Keith Schaufler.

Chairman Mary Lou Rayno called the meeting to order at 7:00PM. Mr. Wilhelm was seated for Mr. Jones.

1. PUBLIC HEARINGS:

A. Marcus Rogers/Applicant – Michelle E. Moore & James A. Susco/Owner – Map 04A – Block 112 – Lot 04A – 710 West Hill Road – Special Exception – Expansion of a Non-conforming Structure.

The legal ad for the public hearing was read aloud with it being noted as having been published in the Hartford Courant on June 4, 2021 and June 11, 2021. Mr. Lewis reported having received the certificate(s) of mail, serving as evidence that notice had been provided to abutting property owners.

Marcus Rogers appeared before the Board regarding this application. He explained that his company would be completing the demolition and rebuild of the dwelling. Mr. Rogers indicated that the structure will be on the same footprint on the lot. He noted that a foundation will be included with the new building and reported the height will increase by 8'. The total height of the structure will be 35'. Mr. Lucas noted that the front of the dwelling will be 28.4 and the rear will be 35'. Mr. Lucas indicated that the proposed height does not exceed what is allowed for the zone. He indicated that the Floor Area Ratio will also be increasing.

Ms. Rayno questioned whether the proposed square footage include the walk-out basement and whether it included the covered porch. Mr. Rogers indicated the total FAR is within the parameters of the Zoning Regulation. Mr. Lucas indicated the size of the basement and the first floor as 1022 square feet and the second floor as 1075 square feet. Mr. Lucas indicated that it did not include the screened-in porch. Ms. Rayno indicated that it should be counted. The size of the screened-in porch was noted as 144 square feet. The size of the shed was noted as 144 square feet. Mr. Lucas noted that the existing garage was 374 square feet to 345 square feet. Ms. Rayno noted the second floor includes an addition of a bedroom. Mr. Lucas indicated that approval from Farmington Valley Health District had been received and that while a copy was not available, it could be included as a condition of approval.

Mr. Griffin questioned whether this proposal had gone to Farmington Health District for approval. Mr. Lucas confirmed.

Ms. Rayno questioned whether the 26% FAR was under the 30% because the lot size is less than 15000 square feet.

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

2. PENDING APPLICATIONS:

A. Marcus Rogers/Applicant – Michelle E. Moore & James A. Susco/Owner – Map 04A – Block 112 – Lot 04A – 710 West Hill Road – Special Exception – Expansion of a Non-conforming Structure.

MOTION: Mr. Griffin, Mr. Wilhelm second, to approve the application in the matter of Marcus Rogers/Applicant – Michelle E. Moore & James A. Susco/Owner – Map 04A – Block 112 – Lot 04A – 710 West Hill Road – Special Exception – Expansion of a Non-conforming Structure which approves Floor Area Ratio from the existing .16 to the proposed .26 subject to the following condition:

1. Approval from the Farmington Valley Health District to be confirmed.
2. Approval is based off plans revised through May 24, 2021;

unanimously approved.

3 NEW BUSINESS:

Mr. Lucas reported an application is likely soon regarding a porch expansion.

4. OTHER MATTERS:

None.

5. APPROVAL OF MINUTES: April 20, 2021 Special Meeting.

MOTION: Mr. Griffin, Mr. Chappel second, to approve the April 20, 2021 Special Meeting Minutes; unanimously approved.

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

**Respectfully submitted,
Pamela A. Colombie
Recording Secretary**