

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Town Hall – 530 Main Street
August 17, 2021 at 7:00 PM**

PRESENT: Chairman Mary Lou Rayno, Lew Chappel, Paul Griffin, Alternates Art Jackman and Keith Schaufler.

ABSENT: Bert Brander, David Jones and Alternate John Wilhelm.

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

1. PUBLIC HEARINGS:

A. Christopher Bragg/Applicant - Jessica L. Bragg/Owner – Special Exception - Map 038 – Block 132 – Lot 11A – 171 Holcomb Hill Road – 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 August 5, 2021 and August 12, 2021. Ms. Rayno reported having received the certificate(s) of mail, serving as evidence that notice had been provided to abutting property owners.

Christopher and Jessica Bragg appeared before the Board regarding this application. Mr. Bragg explained that the proposal was to increase the porch by coming out two (2') feet and to have a roof. Mrs. Bragg explained that they would like to make the porch longer. Ms. Rayno questioned the proposed length. Mr. Bragg indicated that it would be 45'. She questioned whether that was the length of the house. Mr. Bragg reported the length of the house as 72'. Ms. Rayno questioned how far the current porch comes out. Mr. Bragg explained the current porch comes out 6' with the step resulting in it coming out 8'. He explained that they would like the porch to come out to 8'. Referencing the drawings, Mr. Griffin questioned the proposed length. Mr. Bragg indicated that it would be either 40' or 45'. It was agreed that the request would be no larger than 45' and that there would be no step. Mr. Jackman questioned the distance from the street for the proposed structure. Mr. Bragg indicated that it would be 79'. Ms. Rayno explained that this zone requires a 100' setback.

The hearing was open to the public.

Hans Nyenhuis of 155 Holcomb Hill Road explained that he was a direct abutting property to the south of the subject site and spoke in favor of the application.

Mr. Jackman questioned whether the height of the porch will remain consistent. Mr. Bragg indicated that it would come off the existing roof for the entire 45', which would be a shed roof as it comes right off the existing fascia.

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

2. PENDING APPLICATIONS:

A. Christopher Bragg/Applicant - Jessica L. Bragg/Owner – Special Exception - Map 038 – Block 132 - Lot 11A – 171 Holcomb Hill Road – Expansion of A Non-conforming Structure.

MOTION: Mr. Chappel, Mr. Schaufler second, to approve the application in the matter of Christopher Bragg/Applicant - Jessica L. Bragg/Owner – Special Exception - Map 038 – Block 132 - Lot 11A – 171 Holcomb Hill Road – Expansion of A Non-conforming Structure, no greater than 45' in length and 8' in width; *unanimously approved.*

3 NEW BUSINESS:

None.

4. OTHER MATTERS:

None.

5. APPROVAL OF MINUTES: June 15, 2021.

The June 15, 2021 Minutes were tabled.

MOTION: Mr. Chappel, Mr. Schaufler second, to adjourn at 7:15PM; unanimously approved.

Respectfully submitted,
Pamela A. Colombie
Recording Secretary