

**New Hartford Zoning Board of Appeals  
TOWN OF NEW HARTFORD, CONNECTICUT  
SPECIAL MEETING MINUTES  
Wednesday, February 17, 2016 – 7:00 PM  
New Hartford Town Hall - 530 Main Street**

**PRESENT:** Chairman Mary Lou Rayno, Paul Griffin, Lew Chappel, Scott Goff; Alternate John Wilhelm and Keith Schaufler.

**ABSENT:** Bert Brander, John Rouleau.

Chairman Mary Lou Rayno called the meeting to order at 7:00PM. Mr. Keith Schaufler was seated for Mr. Bert Brander. All regular members present were seated for the meeting.

**1. PUBLIC HEARINGS:**

**A. Charles R. Ebersol, Jr./Applicant – Niles Road Bailin Family, LLC/Owner – Variance – Map 016– Block 028 – Lot 7-2 & 016 – Block 028 – Lot 007 640 & 658 Niles Road – Front Yard Setback, Seeking a Change from 100 Feet to 50 Feet.**

Attorney Charles R. Ebersol, Jr. appeared before the board on behalf of the applicant. Attorney Ebersol explained his client's plight and requested a variance of the current front yard setbacks at the two parcels on Niles Road. He noted that the zoning in this location currently requires dwellings to be set back from the road at one hundred (100') feet. He noted that due to the topography of the land, in that it drops, the applicant is seeking a variance to allow a setback of fifty (50') feet rather than one hundred (100') feet.

Discussion ensued, with various inquiries from board members.

**MOTION:** Mr. Scott Goff, Mr. Lew Chappel second, **to close the public hearing in the matter of Charles R. Ebersol, Jr./Applicant – Niles Road Bailin Family, LLC/Owner – Variance – Map 016– Block 028 – Lot 7-2 & 016 – Block 028 – Lot 007 640 & 658 Niles Road – Front Yard Setback, Seeking a Change from 100 Feet to 50 Feet**

**2. PENDING APPLICATIONS:**

None.

**3. NEW APPLICATIONS:**

**A. Charles R. Ebersol, Jr./Applicant – Niles Road Bailin Family, LLC/Owner – Variance – Map 016– Block 028 – Lot 7-2 & Map 016 – Block 028 – Lot 007 - 640 & 658 Niles Road – Front Yard Setback, Seeking a Change from 100 Feet to 50 Feet.**

**MOTION:** Mr. Chappel, Mr. Goff second, **to approve the application in the matter of Charles R. Ebersol, Jr./Applicant – Niles Road Bailin Family, LLC/Owner – Variance – Map 016– Block 028 – Lot 7-2 & Map 016 – Block 028 – Lot 007 - 640 & 658 Niles Road – Front Yard Setback, Seeking a Change from 100 Feet to 50 Feet; Motion failed as it was unanimously opposed.**

**4. APPROVAL OF MINUTES: December 1, 2015**

**MOTION:** Mr. Chappel, Mr. Goff second, **to approve the December 1, 2015 Minutes; unanimously approved.**

**MOTION:** Mr. Paul Griffin, Mr. Goff second, **to adjourn at 7:51PM; unanimously approved.**

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