

**New Hartford Zoning Board of Appeals  
TOWN OF NEW HARTFORD, CONNECTICUT  
SPECIAL MEETING MINUTES  
Wednesday, April 18, 2018 at 7:00 PM  
New Hartford Town Hall  
530 Main Street, New Hartford, Connecticut**

**PRESENT:** Chairman Mary Lou Rayno, Bert Brander, Lew Chappel, Paul Griffin, Scott Goff, Alternate John Wilhelm; and Zoning Enforcement Officer Ruth Mulcahy.

**ABSENT:** Alternates John Rouleau and Keith Schaufler.

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

**1. PUBLIC HEARINGS:**

**A. Rick DiBella/Applicant – Little Brook Road Property Owner’s Assoc. /Owner – Map 025 – Block 510 – Lot 013A – Turnbull Road.**

The legal notice was read into the record and was noted as having been published the requisite two times, April 6, 2018 and April 13, 2018 in The Hartford Courant. The proof of notice to the abutting neighbors was noted as having been received.

Rick DiBella appeared before the Board regarding this application. Mr. DiBella explained that Little Brook Road Property Owner’s Association is comprised of sixteen family well association. Approximately eighteen months ago, the State of Connecticut Department of Public Health advised that this entity is actually a mini-water company and as such, are required to have an automatic back-up generator installed by November of this year. Mr. DiBella explained that after receiving their financing and hiring a contractor to do the work, they learned that a variance would be required in order to permit the installation of a seven (7) foot fence.

Ms. Mulcahy explained that as the fence is higher than six-feet, it is considered a structure and would therefore need to meet setback requirements. A variance to the setback requirements is necessary for this fence.

Mr. DiBella passed around a picture of a proposed fenced-in generator. He noted that Association’s fence will be a black chain link.

Mr. Brander questioned whether the proposed work is due to a mandate by the State of Connecticut. Mr. DiBella confirmed.

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

**2. PENDING APPLICATIONS:**

None.

**3. NEW APPLICATIONS:**

**A. Rick DiBella/Applicant – Little Brook Road Property Owner’s Assoc./Owner – Map 025 – Block 510 – Lot 013A – Turnbull Road.**

**MOTION:** Mr. Brander, Mr. Goff second, to approve the Variance to the setback request in the matter of Rick DiBella/Applicant – Little Brook Road Property Owner’s Assoc./Owner – Map 025

– Block 510 – Lot 013A – Turnbull Road, based on the testimony received, noting the hardship is that the work is part of a state mandate; unanimously approved.

**4. OTHER MATTERS:**

**A. Approval of 2018 Meeting Schedule.**

**MOTION:** Mr. Chappel, Mr. Goff second, to approve the following as the 2018 meeting schedule: May 16, 2018, June 20, 2018, July 18, 2018, August 15, 2018, September 19, 2018 and October 17, 2018; unanimously approved.

**B. Election of Officers.**

**MOTION:** Mr. Chappel, Mr. Brander second, to reelect the current slate of officers, Mary Lou Rayno as Chairman and Paul Griffin as Vice Chairman; Motion passed with Mr. Chappel, Mr. Brander and Mr. Goff voting aye while Ms. Rayno and Mr. Griffin abstained.

**C. Review “Bylaws”.**

The Commission reviewed their existing bylaws. A red-lined version containing their proposed changes is attached hereto and made a part hereof.

Ms. Rayno noted that she will confer with Administrative Assistant Christine Hayward whether Paragraph 5 under Meetings should specify what date of the month the Board meets.

**D. Review “Hardship Statement”.**

It was agreed that the “hardship statement” should include language that the hardship must not be self-created.

**5. APPROVAL OF MINUTES – October 18, 2017:**

**MOTION:** Mr. Chappel, Mr. Goff second, to approve the October 18, 2017 Minutes; unanimously approved.

**5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:**

No other business discussed.

**MOTION:** Mr. Brander, Mr. Griffin second, to adjourn at 8:02PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie  
Recording Secretary