

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
SPECIAL MEETING MINUTES
Monday, December 10, 2018 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman Mary Lou Rayno, Lew Chappel (7:03PM), Paul Griffin, Scott Goff, Alternates John Wilhelm and Keith Schaufler; and Zoning Enforcement Officer Mike Lucas and consulting Zoning Enforcement Officer Rista Malanca.

ABSENT: Bert Brander, Lew Chappel, and Alternate John Rouleau.

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

Mr. Wilhelm was seated for Mr. Brander and Mr. Schaufler was seated for Mr. Chappel.

1. PUBLIC HEARINGS:

A. Loreen D. Sellitto - Map 015 - Block 028 - Lot 019 - 145 Maple Hollow Road - Special Exceptions – 1.) To Increase Non-Conforming Structure per 7.1B of the Regulations and 2.) For a Floor Area Ratio of .14.

The legal notice was read into the record and was noted as having been published the requisite two times, November 30, 2018 and December 6, 2018 in The Hartford Courant. The proof of notice to the abutting neighbors was noted as having been received.

Matthew Sellitto appeared on behalf of his wife Loreen Sellitto, accompanied by his licensed land surveyor Carmen Matrascia of Dufour Surveying, LLC. Mr. Sellitto explained that his wife grew up in the area, how they have lost both grown sons, and how they decided to purchase a home in this area but need a bedroom for their granddaughter so she can visit. He noted that they would like to build a garage with the bedroom on top of that.

Ms. Rayno questioned whether this proposal has gone before the Inland Wetlands Commission. Ms. Malanca indicated that approval was granted through an agent approval. Ms. Rayno questioned whether approval has been received from the Farmington Valley Health District. Mr. Sellitto confirmed. Ms. Rayno questioned the size of the proposed garage and whether it was located towards the rear of the property. Mr. Matrascia explained that the house is located where it is pursuant to FVHD's review.

Mr. Goff questioned the septic system and how the plans refer to it as the "approximate location". Mr. Matrascia explained that there are no As-builts for the property. He noted that the location of the vent had been found while out in the field and have surmised where the leaching fields must be located. Mr. Goff questioned whether the driveway will be extended and whether the garage will be accessed from that direction. Mr. Sellitto confirmed. Mr. Goff questioned whether the access to the garage is going to be near the tank. Mr. Sellitto noted the drive will be moved. Noting that he has lived in the area for sixty years, Mr. Goff shared that he has no memory of the septic system ever being repaired or replaced. Mr. Sellitto noted that he recently had work done, noting that he had his system snaked recently and had observed that the tank is a 250-gallon tank and had observed the location of the piping. Mr. Sellitto explained that the vent pipe is located to the left of the tank and that the driveway will be moved over next to the house to avoid that area.

The proposed garage size was questioned. Mr. Mastrascia explained it is proposed at 24'x26' with the existing hatchway to be replaced with a set of stairs leading to the basement. The proposed height was questioned. The applicant was not sure of the finished height but assured the Board that it would not be higher than what the Zoning Regulations allow which he relayed that he had been told was thirty-five (35') feet. It was noted that no elevation drawings were presented.

The permit issued by the FVHD was discussed.

The hearing was open to the public.

David Krimmel of 25 Dings Road spoke in favor of the application, noting that the need for a garage is reasonable and disagreed with any review relative to the septic system.

The consensus of the Board was that they would like to see a rendering of the garage, including proposed elevation drawings depicting the height of the building. Mr. Goff indicated that he would like to see a more complete site plan including the location of the proposed driveway and vent pipe.

As it might take the applicant some time to gain the requested renderings, he agreed to a continuance into February if it becomes necessary. It was noted that either Mr. Lucas or Ms. Malanca would gain confirmation of this through email.

The public hearing was continued.

2. PENDING APPLICATIONS:

None.

3. NEW APPLICATIONS:

A. Loreen D. Sellitto - Map 015 - Block 028 - Lot 019 - 145 Maple Hollow Road - Special Exceptions – 1.) To Increase Non-conforming Structure per 7.1B of the Regulations and 2.) For a Floor Area Ratio of .14.

No business discussed.

B. Damiro Realty, LLC, Owner - Map 44A - Block 117 Lot 008 - 8 Wickett Street - Location Approval New Business - Used Car Repair.

Ms. Rayno indicated that this proposal has already been approved by the Planning and Zoning Commission. Pursuant to Connecticut General Statutes, this Board is charged with approving the location of automobile repair shops, according to Ms. Rayno. Mr. Goff indicated that he has reviewed the site.

Ms. Malanca reviewed the conditions imposed by the Planning and Zoning Commission.

MOTION: Mr. Goff, Mr. Griffin second, to approve the location of 8 Wickett Street for a Used Car Repair shop for Damiro Realty, LLC, Owner; unanimously approved.

4. OTHER MATTERS:

A. Approval of 2019 Meeting Schedule.

MOTION: Mr. Griffin, Mr. Wilhelm second, to approve the 2019 Meeting Schedule as presented; unanimously approved.

5. APPROVAL OF MINUTES – July 18, 2018:

Ms. Rayno updated the Board regarding the court case involving 98 Bruning Road. It was noted that there will likely be another hearing before this board. She reported that there is a pretrial in January.

The problems with recording procedures was discussed. Ms. Malanca assured the Board that she and Mr. Lucas would come up with a policy to ensure that an official recording of the audio from each meeting is retained.

MOTION: Mr. Griffin, Mr. Wilhelm second, to approve the July 18, 2018 Minutes; unanimously approved.

MOTION: Mr. Griffin, Mr. Wilhelm second, to adjourn at 8:09PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Secretary**