

**New Hartford Zoning Board of Appeals  
TOWN OF NEW HARTFORD, CONNECTICUT  
SPECIAL MEETING MINUTES  
Wednesday, April 30, 2019 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 Mike Lucas.

**ABSENT:** Scott Goff and Alternate John Rouleau and Keith Schaufler.

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

Mr. Wilhelm was seated for Mr. Goff.

**1. PUBLIC HEARINGS:**

**A. Klaus Gorski/Applicant - Klaus J. & Carol J. Gorski/Owner Map 023 – Block 034 – Lot 007 – 98 Bruning Road - Variance: Front Yard Setback.**

Ms. Rayno reminded the Board that the hearing had been continued to this Special Meeting. The legal notice was again read into the record and was noted as having been published the requisite two times, April 12, 2019 and April 19, 2019 in The Hartford Courant.

Klaus Gorski appeared before the Board regarding this application. Ms. Rayno noted that Mr. Gorski had presented photographs of the site along with the topography on the map. Mr. Gorski noted that he also had provided information on the soil from Davis Environmental.

Ms. Rayno questioned the size of the existing shed and the size of the proposed shed. Mr. Gorski noted that the existing shed is 10'x20' and the size of the proposed building is 20'x32'. He noted that the proposed height will be no taller than what the Zoning Regulations allow, fifteen (15') feet. Mr. Brander questioned what the pressure treated frame shown on the map was. Mr. Gorski explained that it is a 6'x6' structure and indicated that it will be completely removed.

The Board discussed other alternatives that Mr. Gorski might consider for the proposed structure. Mr. Gorski noted the window, or area of development, that he was provided by the Inland Wetlands Commission. Ms. Rayno questioned whether the structure would be used exclusively for the personal use of Mr. Gorski or whether there would be any type of commercial use. Mr. Gorski assured her that it would be used exclusively for his personal use.

The Board discussed the leaching fields, questioning what the requirement is for the distance from the reserve area. They also reviewed the area near a maple tree. Mr. Gorski explained that the tree is utilized to gather sap for maple syrup.

Mr. Gorski spoke to the Board about his lack of a basement, explaining how both his garage and other shed are filled to capacity and serve as his only means of storage. Mr. Brander noted that existing structures should not be considered when reviewing this application.

Mr. Chappel questioned what the structure will be used for, after reviewing the various iterations of what the building has been referred to. Mr. Gorski confirmed that he would be refinishing antique cars in it.

The hearing was open to the public.

Attorney Robert Sussdorf provided additional photographs for the record. He also provided information evidencing the setbacks at the time that Mr. Gorski purchased his lot and built his home in the 1970s. Attorney Sussdorf also provided letters from seven neighbors in support of the application. He urged the Board to consider the slopes and wetlands on the parcel when considering the variance request and suggested that they ought to consider the age of the maple tree.

Attorney Sussdorf reminded the Board that the standard for granting a variance is exceptional difficulty or unusual hardship. He opined that exceptional difficulty had been established for building the structure in an area other than where had been requested.

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

**2. PENDING APPLICATIONS:**

**A. Klaus Gorski/Applicant - Klaus J. & Carol J. Gorski/Owner Map 023 – Block 034 – Lot 007 – 98 Bruning Road - Variance: Front Yard Setback.**

**MOTION:** Mr. Chappel, Mr. Brander second, to approve the Variance request in the matter of Klaus Gorski/Applicant - Klaus J. & Carol J. Gorski/Owner Map 023 – Block 034 – Lot 007 – 98 Bruning Road - Variance: Front Yard Setback, with the condition that the structure shall be built as proposed, in both size and exact location, reflected in submitted drawings; unanimously approved.

The meeting adjourned at 7:53PM.

**Respectfully submitted,**

**Pamela A. Colombie  
Recording Secretary**