

**SPECIAL WORKSHOP**  
**December 7, 2011 – 5:30 P.M.**  
**LINCOLN CENTER HEARING ROOM**

Members Present:	PZC	ZBA
	Joseph Diminico, Chair	James Stevenson, Chair
	Horace Brown	Albert Gionet
	Andy Kidd	Robert Haley
	Susan Shanbaum	Edward Slegeski
	John Chaput	Sandra Stough

Also Present: Mark Pellegrini, Director of Neighborhood Services  
and Economic Development  
Renata Bertotti, Senior Planner  
James Davis, Zoning Enforcement Officer

The meeting started at 5:45 pm.

Renata Bertotti, Senior Planner, identified issues regarding the special exceptions for auto related uses. The issues included:

- 1) Certificate of Location Approvals are now issued by the PZC, while special exception approvals are issued by the ZBA.
- 2) Any use change, expansion or building alteration related to automotive related use requires a special exception. Often the applicants must apply for special exception, wait to be heard, and undergo the expense for very minor items such as an alteration of space to the inside of a gas station/convenience store.
- 3) Outdoor display of for sale merchandise requires a special exception (i.e. Blue Rhino propane, ice vending machines, etc.)
- 4) There are special dimensional and separation requirements in the zoning regulations for automotive uses that supersede the requirements of the underlying zoning district. Most existing automotive sites need dimensional variances because of these special requirements, even when the proposal does not involve any change to the existing physical condition on the site.

The members of the PZC and the ZBA agreed by consensus to the following:

- Automotive related special exceptions should be subject to PZC action.
- Automotive uses will be controlled by the special exception process and the underlying zoning district requirements will be used. Special requirements will be deleted from the regulations.

- There should be no distinction between franchise dealers, new car sales or used car sales.
- The department will research and recommend a minimum lot size for automotive uses to ensure they cannot be considered on small, currently residentially developed but commercially zoned properties.
- Bulk oil storage plants should be defined, and should be allowed only in Industrial zones with the current special requirements for bulk oil storage remaining in the regulations.
- Special requirements for auto wash waste discharges should be deleted because they are regulated by the State.

A proposed draft regulation will be submitted for review to the PZC.

Meeting adjourned at 7:00 pm