

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
FEBRUARY 28, 2007**

MEMBERS PRESENT: James Stevenson, Chair
Kathleen Maffe, Vice Chair
Robert Schneider, Secretary
Albert Gionet
Robert Haley

ALTERNATES PRESENT: Edward Slegeski
Paul Harnois
Susan Shanbaum

ALSO PRESENT: James Davis, Zoning Enforcement Officer
Mark Pellegrini, Director of Neighborhood
Services and Economic Development
Ginger MacHattie, Recording Secretary

The Chair opened the business meeting at 8:26 p.m.

MANCHESTER TOLLAND DEVELOPMENT, LLC – application #2309 – request a variance to Article IV Section 13.05.02 to place three monument identification signs at the entrance to an apartment complex (1 permitted), at 839 Tolland Turnpike, Planned Residence Development zone.

MOTION: Ms. Maffe moved to grant the variance with the condition that there be only one additional sign for a total of two signs, one at each entrance excluding the emergency entrance, Mr. Schneider seconded the motion and all members voted in favor.

The reason for the approval was the large site with two separate street entrances.

MANCHESTER TOLLAND DEVELOPMENT, LLC – application #2309 – request a variance to allow a height of 6' 3" (5' permitted) for two monument identification signs at 839 Tolland Turnpike, Planned Residence Development zone.

MOTION: Mr. Schneider moved to grant the variance to permit one additional freestanding sign to be a maximum height of 6' 3", Ms. Maffe seconded the motion and all members voted in favor.

The reason for the approval is that it is in keeping with similar identification signs in the neighborhood.

DAVID BADEAU AND PAUL BADEAU – application #2311 – request a use variance of Article II Section 4.01 to allow a home improvement and remodeling business at 161 North School Street, Residence A zone.

Ms. Maffe moved to approve the use variance with the conditions that one 8' x 24' enclosed trailer be allowed on the site but not be used for commercial purposes; the hours be limited to 7 a.m. to 5 p.m.; that no more than three vehicles park outside; that there be no outside storage of equipment, materials, or debris; and that any lighting be recessed and not illuminate other area properties, Mr. Schneider seconded the motion and all members voted in favor.

The reason for the approval was the improvement to the neighborhood and its limited use.

AHMAD ALI DAVIS – application #2312 – request a variance of Article IV Section 13.06.03.3 to permit a fourth freestanding sign and an additional tenant sign at 346 Middle Turnpike West, and an additional tenant sign at 290 Broad Street, General Business zone.

Mr. Schneider moved to continue this application until March, Ms. Maffe seconded the motion and all members voted in favor.

OTHER BUSINESS:

AML HOLDINGS, LLC – application #2308 – request an extension until April 27, 2007.

Mr. Schneider moved to approve the extension, Ms. Maffe seconded and all members voted in favor.

There was some discussion among Board members about the legality of the LED signs at VIP and Walgreens. They are permitted; however, they are not supposed to flash.

Meeting adjourned at 8:47 p.m.

I certify these minutes were adopted on the following date:

Date

James Stevenson, Chair

NOTICE: THE CASSETE TAPE RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT.

OFFICIAL TAPE NO.: 478, 479

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