

**MINUTES OF BUSINESS MEETING  
HELD BY THE ZONING BOARD OF APPEALS  
LINCOLN CENTER HEARING ROOM  
APRIL 25, 2007**

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

**ALTERNATES PRESENT:** Edward Slegeski  
Susan Shanbaum

**ALTERNATE ABSENT:** Paul Harnois

**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 8:10 p.m.

**CONSIDERATION OF PUBLIC HEARINGS**

**ALBERT CAVANNA** – application #2318 – request a variance of Article II Section 3.01.01 to reduce front yard setback from 38+/-' to 31' to construct an addition at 93 Forest Street, Residence AA zone.

**MOTION:** Mr. Gionet moved to deny the variance as requested because he did not find a hardship. Mr. Haley seconded the motion. Mr. Gionet voted in favor of the motion and the other members voted against the motion to deny the variance and the motion failed.

**MOTION:** Mr. Schneider moved to grant the variance as requested, Ms. Maffe seconded the motion. All members voted in favor of the motion to grant the variance except for Mr. Gionet, who was opposed.

The reason for the approval was that the taking of land for highway improvement purposes along the property frontage affected the ability of the corner lot to meet the minimum setback requirements, and that the addition would have a minimal impact on the neighborhood.

**JAY PITCHELL** – application # 2271 – **CONTINUATION** – request a modification of a condition of the special exception approval to increase the number of cars permitted to be sold from 18 to 28; and site plan modification approval at 333 Main Street, Business III zone.

**MOTION:** Mr. Schneider moved to modify the number cars permitted to be sold from 18 to 24. Mr. Stevenson seconded the motion. Mr. Schneider, Mr. Stevenson and Ms. Maffe voted in favor of the motion; Mr. Haley and Mr. Gionet voted against the motion. The special exception modification was denied due to the failure to achieve the necessary four votes.

In voting for the application ZBA members stated there was ample room on the lot to accommodate the additional cars and address internal site circulation issues. Mr. Gionet and Mr. Haley felt the lot was crowded, there was not sufficient parking, and additional vehicles would only add to congestion at the site.

**MOTION:** Mr. Schneider moved to approve the site layout as proposed with the condition that the handicapped space is relocated to meet ADA requirements, and that cars for display or customer parking only be allowed in designated parking spaces. Ms. Maffe seconded the motion. Mr. Schneider, Ms. Maffe, and Mr. Stevenson voted in favor of the motion. Mr. Gionet and Mr. Haley voted against the motion.

Those voting in favor believed the site could be designed to handle the additional cars and, if necessary, the owner could move cars to avoid congestion. Mr. Gionet and Mr. Haley felt there was insufficient internal circulation between the northern and southern sides of the property and felt the site plan as proposed would not address those concerns as raised by the Town review staff.

## **ACCEPTANCE OF NEW APPLICATIONS**

**RISHIMA & PRIYAL, LLC** – Application # 2320 – request a variance to change existing use to permit sale of alcoholic liquors under package store permit, at 276 Oakland Street, Residence A zone.

**GREGORY & SHARON MAINVILLE** – Application #2321 – request a variance to Article II Section 4.01.01 to reduce the front yard setback to 37.5' (40' required per subdivision plan) to build an addition, at 74 Braeside Crescent, Residence aa cluster zone.

**PETER DAIGLE** – Application #2322 – request a variance of Article II Section 4.01.01 to increase the size and scope of previously approved addition maintaining the 5' side yard approved in 1952, at 20 Tower Road, Residence A zone.

## **OTHER BUSINESS.**

- A.** 65-day extension of AML Holdings – application #2308 - request for a special exception under Article II Section 24.02.02(a) and Article IV Section 5.03.02 to allow an automobile repair and service use; and request for site location approval under Section 14-54 of the Connecticut General Statutes for an automotive repair business at 429/445

Oakland Street and 15 Gleason Street, General Business zone to be heard at the May 23, 2007 Zoning Board of Appeals meeting.

**MOTION:** Ms. Maffe moved to grant the extension as requested by the applicants to May 23, 2007. Mr. Schneider seconded the motion and all members voted in favor.

**B.** Reschedule the Zoning Board of Appeals May 23, 2007 meeting due to the Eighth Utilities District Annual Meeting.

**MOTION:** Ms. Maffe moved to reschedule the Zoning Board of Appeals to May 24, 2007, Mr. Gionet seconded the motion and all members voted in favor.

Meeting adjourned at 8:53 p.m.

I certify these minutes were adopted on the following date:

\_\_\_\_\_  
Date

\_\_\_\_\_  
James Stevenson, Chair

**NOTICE: THE CASSETTE TAPE RECORDING OF THIS BUSINESS MEETING  
CAN BE HEARD IN THE PLANNING DEPARTMENT.**

**OFFICIAL TAPE NO. 480, 481**

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