

**ACTIONS OF THE ZONING BOARD OF APPEALS
JULY 25, 2007**

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

ALTERNATES PRESENT: Edward Slegeski
Susan Shanbaum

ABSENT: Paul Harnois

The following actions were taken by the Zoning Board of Appeals at its meeting of July 25, 2007:

JOHN A. CLOUGH – application #2328 – request a variance to Article II Section 4.01.01 to reduce the front yard setback to 18’ (25’ required) to build an addition at 76 Goodwin Street, Residence A zone.

Ms. Maffe moved to approve the variance as requested, Mr. Gionet seconded the motion and all members voted in favor.

The reason for the approval was the variance would have no affect on the neighborhood and the addition was consistent with other structures in the neighborhood.

BOSTONMANCHESTER, LLC – application #2336 – request a use variance to Article II Section 4.01 to allow a graphic sign design and installation business in a freestanding accessory building, at 297 East Center Street (rear), Residence A Zone.

Mr. Schneider moved to approve the use variance with the following conditions: there be a maximum of three employees in the structure; the hours of operation be limited to 7:00 a.m. to 5:00 p.m. Monday through Friday and 7:00 a.m. to noon Saturday; no outside storage of vehicles or materials; all operations must be conducted inside the building; privacy fencing along properties near the structure on Lenox Street be provided; security motion sensor lighting will be installed on the rear of the building; and a private security patrol be engaged on as needed basis. Ms. Maffe seconded the motion and all members voted in favor.

The reason for the approval was that the use was consistent with the pre-existing and current commercial activity on the property.

AML HOLDINGS – application #2335 – request 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 at 429/445 Oakland Street and 15 Gleason Street, General Business zone.

Mr. Schneider moved to approve the special exception request with the following conditions: no outside storage; the hours of operation will be limited to 8:00 a.m. to 5:30 p.m. Monday through Friday and 8:00 a.m. to 3:00 p.m. Saturday; there be no deliveries after working hours; building security lighting shall be motion sensitive and the main parking lot lights will be turned off one-half hour after the close of business hours. Mr. Haley seconded the motion and all members voted in favor.

The reason for the approval was the site plan and special exception as submitted met all the requirements and criteria for a special exception in the applicable zoning regulations, that the use was a low impact traffic generator, and the conditions as imposed provide further safeguards to the neighborhood.

AML HOLDINGS – application #2335 – request 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.

Mr. Schneider moved to approve the site location in accordance with Section 14-54 of the Connecticut General Statutes for the auto repair business. Mr. Haley seconded the motion and all members voted in favor.

APPROVAL OF MINUTES – Mr. Schneider moved to approve the minutes of the public hearing and business meeting of March 28, 2007, Ms. Maffe seconded the motion and all members voted in favor.