

**ACTIONS OF THE ZONING BOARD OF APPEALS
OCTOBER 24, 2007**

MEMBERS PRESENT: James Stevenson, Chair
Kathleen Maffe, Vice Chair
Robert Schneider, Secretary (Arrived after the beginning of first application was being heard.)
Albert Gionet
Robert Haley

ALTERNATES PRESENT: Edward Slegeski (sitting for the first application)

ABSENT: Paul Harnois
Susan Shanbaum

The following actions were taken by the ZBA at its meeting of October 24, 2007:

WILLIAM & MARY NIGHAN – application #2339 – request a variance to Article II Section 2.01.01 to reduce the rear yard setback to 24' (30' required) at 5 Thayer Road, Rural Residence zone.

MOTION: Ms. Maffe moved to approve the variance as requested; Mr. Gionet seconded the motion and Messrs. Stevenson, Haley and Slegeski voted in favor.

The reason for the approval was the structure on the property is an existing nonconforming structure, there is no adverse impact to the neighborhood and there is no other place on the house/site where the addition can be placed.

SUBWAY OF MANCHESTER – application #2340 – request a variance to Article IV Section 13.06.01.01 to increase the permitted wall sign area from 200 sq. ft. to 214 sq. ft. at 1046 Tolland Turnpike, Business V zone.

MOTION: Mr. Haley moved to deny the variance as requested; Mr. Gionet seconded the motion and Messrs. Stevenson, Schneider and Haley voted in favor.

The reason for the denial is the belief that the issue is between the wholesale club and the sandwich company, concern with the proliferation of signs, this would set a precedent for others and that BJ's should allow a sign within its existing 200 sq. ft. rectangle wall sign and on the free-standing sign.

MINUTES -- Approval of the public hearing and business meeting minutes of September 26, 2007.

MOTION: Ms. Maffe moved to approve the minutes as written, Mr. Haley seconded the motion and all members voted in favor.