

**ACTIONS OF THE ZONING BOARD OF APPEALS  
NOVEMBER 28, 2007**

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

**ALTERNATES PRESENT:** Edward Slegeski

**ABSENT:** Paul Harnois

The following actions were taken by the ZBA at its meeting of November 28, 2007:

**DYNAMIC AUTO, LLC** – application #2341 – request special exception approval under Article IV Section 5.03.01, Article IV Section 20 and Article II Section 24.02.02(a) to increase the number of cars displayed for sale from 9 to 13, and modify the site plan, at 308 Middle Turnpike West, General Business zone.

**MOTION:** Mr. Schneider moved to approve the special exception with the conditions that there be no flags, banners, streamers or similar items and the dumpster be screened as well as the entire area on the east side of the building, and with the modifications in the memorandum from James Mayer, Traffic Engineer to Renata Bertotti, Senior Planner dated November 26, 2007 and from Bernard Kalansuriya, Civil Engineer to Renata Bertotti, Senior Planner dated November 19, 2007. Ms. Maffe seconded the motion and all members voted in favor.

The reason for the approval was that the use was previously approved, the expansion will not adversely affect the area and the site plan is an improvement to the existing conditions on the site.

**HOLY SEED CHRISTIAN ACADEMY, INC** – application #2344 – appeal to order of Zoning Enforcement Officer a school is not a permitted use where the principal use is residential at Article II Section 1.03.01 at 33 Phyllis Road, Residence AA zone.

**MOTION:** Ms. Maffe moved to deny the appeal of the applicant, Mr. Schneider seconded the motion and all members voted in favor.

The reason for the denial was the combined use of the property is not permitted according to the zoning regulations.

**FRANCINE LATEANO** – application #2345 – request a variance to Article II Section 1.03.01(f) to build a 396 sq. ft. accessory structure (240 sq. ft. permitted) and to Article II Section 1.03.04(c)(2) to reduce the side yard setback to 2' (3' req.) at 46 Homestead Street, Residence B zone.

**MOTION:** Ms. Maffe moved to approve the variance with the condition that there be no electricity or plumbing in the accessory structure. Mr. Gionet seconded the motion and all members voted in favor.

The reason for the approval was the minimal variance requested and the topography of the site limits the ability to place the structure elsewhere.

**CORINNE SCHWARZ** – application #2346 – request a variance to Article II Section 2.01.01 to reduce the side yard setback for a garage and home addition to 11’ (15’ req.) at 145 Croft Drive, Rural Residence zone.

Ms. Maffe recused herself from this application as she lives on Croft Drive; Mr. Slegeski sat for this application.

**MOTION:** Mr. Gionet moved to deny the application without prejudice and Mr. Schneider seconded the motion and all members voted in favor.

The reason for the denial was the applicant or a designated agent did not appear to represent the application.

**ARBORS AT HOP BROOK** – application #2347 – request a variance to Article IV Section 17 (Elderly Congregate Housing, 1988 Zoning Regulations) to reduce the front yard setback to 20’ (30’ req. as per original approval) at 403 West Center Street, Residence B zone.

**MOTION:** Mr. Schneider moved to approve the variance with the condition that effective screening and landscaping be maintained for the duration of the installation. Ms. Maffe seconded the motion and all members voted in favor.

The reason for the approval was there was a similar variance granted in 1988 for equipment and this request is for the same purpose and the same location.

**SCHALLER ACURA** – application #2343 – Request for an extension of special exception approval under Article IV Section 20, Article IV Section 5.03.01 and Article II Section 11.02.01 and site location approval under Section 14-54 of the Connecticut General Statutes for an automotive dealership and garage business at 365 Center Street, Business II zone.

**MOTION:** Mr. Schneider moved to approve the request for an extension. Ms. Maffe seconded the motion and all members voted in favor.

**MEETING SCHEDULE** – January 30, 2008 through January 28, 2009 Zoning Board of Appeals meeting schedule.

**MOTION:** Mr. Schneider moved to approve the meeting schedule for 2008. Ms. Maffe seconded the motion and all members voted in favor.