

**ACTIONS OF THE ZONING BOARD OF APPEALS
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

The following actions were taken by the Zoning Board of Appeals at its meeting of February 28, 2007:

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.

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

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