

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
APRIL 25, 2012**

MEMBERS PRESENT: James Stevenson, Chair
Albert Gionet, Vice Chair
Robert Haley, Secretary
Edward Slegeski (recused for #2012-027; #2012-032)

ALTERNATES PRESENT: Armando Darna (sitting)
Sandra Stough (sitting for #2012-027; #2012-032)
Michael Stebe

ALSO PRESENT: James Davis, Zoning Enforcement Officer
Renata Bertotti, Senior Planner
Ginger MacHattie, Recording Secretary

The Chair opened the Business Meeting at 8:18 p.m.

CONSIDERATION OF PUBLIC HEARINGS:

LESLIE & LINDA VANDINE – application #2012-025 – request a variance to Art. II Sec. 3.01.01 to reduce the side yard setback to 12' (15' req.) to build an attached two-car garage at 117 Plymouth Lane, Residence AA and PRD zones.

MOTION: Mr. Gionet moved to approve the variance. Mr. Haley seconded the motion and all members voted in favor.

The hardship was there is no other available place for the garage due to the size, configuration and topography of the lot and the house location on the lot. The proposal is compatible with the neighborhood.

MARC, INC. OF MANCHESTER – application #2012-027 – request a use variance under Art. IV Sec. 16 to allow a summer outdoor concert series to be held on July 12, 19, & 26, 2012 on the grounds of 151 & 161 Sheldon Road, Industrial zone.

Mr. Slegeski recused himself and Ms. Stough sat in his place.

MOTION: Mr. Haley moved to approve the variance as amended with the condition that MARC hires two Manchester police officers for the opening event on July 12 and reevaluate the need for a second officer at future concerts in consultation with the police department. Mr. Darna seconded the motion and all members voted in favor.

The hardship was the zoning regulations do not address this particular type of activity. The proposal is compatible with the neighborhood and is a well thought out plan.

PHILIP MACVANE – application #2012-032 – request a variance to Art. II Sec. 3.01.01 to reduce the rear yard setback to 26’ (30’ req.) for an addition on the rear of the house at 425 Hackmatack Street, Residence AA zone.

Mr. Slegeski recused himself and Ms. Stough sat in his place.

MOTION: Mr. Haley moved to approve the variance. Ms. Stough seconded the motion and all members voted in favor.

The hardship was the configuration and topography of the lot and the proposed wheelchair lift is needed to keep a disabled family member in the house.

MICHAEL VENDETTA – application #2012-033 – request a variance to Art. II Sec. 2.01.01 to reduce the side yard setback to 10.5’ (15’ req.) to enlarge an existing deck at 39 Niles Drive, Rural Residence zone.

MOTION: Mr. Haley moved to deny the variance. Mr. Darna seconded the motion and all members voted in favor of the denial.

The reason for the denial was a lack of hardship since there are other areas on the lot to construct a deck, and the proposal would create a negative impact to the abutting neighbor.

BOB’S DISCOUNT FURNITURE – application #2012-036 – request a variance to Art. IV Sec. 9.03.02 to increase the usable floor area of an existing building by 4,357 sq. ft. without adding the 18 required parking spaces (267 permitted by previous variance, 362 required) at 428 Tolland Turnpike, General Business zone.

MOTION: Mr. Haley moved to approve the variance. Mr. Gionet seconded the motion and all members voted in favor.

The hardship was there is sufficient parking for the proposed addition to the existing use so it is unnecessary to require additional parking and the expansion is within the existing structure. The nature of this business is a good mix in the neighborhood.

APPROVAL OF MINUTES:

March 28, 2012 – Public Hearing and Business Meeting Minutes:

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

ACCEPTANCE OF NEW APPLICATIONS:

PATRICK & PAULA HURLEY – application #2012-034 – request a variance to Art. II Sec. 1.03.04(c) to reduce the rear yard setback to maintain the existing location of an above-ground pool at 19 Lenti Drive, Residence AA zone.

The meeting was adjourned at 8:37 p.m.

I certify these minutes were adopted on the following date:

Date May 30, 2012

James Stevenson, Chair

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

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