

**MINUTES OF PUBLIC HEARING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
JUNE 27, 2012**

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

ALTERNATES PRESENT: Armando Darna (sitting)
Sandra Stough (sitting)

ABSENT: Edward Slegeski
Michael Stebe

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

The Chair opened the Public Hearing at 7:00 p.m. The Secretary read the legal notice for the application when the call was made.

K & C ASSOCIATES, LLC – application #2012-059 – request special exception approval under Article II Section 9.14.02(c) to allow the operation of a food concession trailer in the parking lot at 509 Center St., Business II zone.

Mr. Cliff Tyler, 36 Scott Drive, said this application is to operate a food concession stand from July 16, 2012 to July 16, 2013, with the hours of operation on Monday through Friday, 9:00 a.m. to 4:00 p.m. and Saturday and Sunday from 10:00 a.m. to 2:00 p.m. He plans to serve hamburgers, hot dogs, chicken tenders, onion rings, frozen drinks and the like. The trailer will be removed nightly and stored in the CubeSmart facility.

In response to a question from Mr. Haley, Mr. Tyler said the application is for one year, which would be a trial run for the location.

In response to a series of questions from Mr. Gionet, Mr. Tyler said the trailer will be in the corner of the parking lot near Center Street. The three spaces in front of the trash dumpster will be for customer parking. There is a company out of New Britain that gives vendors a container for oil used for frying and then the company transports the oil from the location. Mr. Tyler said he has a trash barrel for his customers and the liquor store has some too. The trash will go into the dumpster on site. There will be no outdoor seating.

In response to a series of questions from Mr. Haley, Mr. Tyler said he is looking into stanchions or cones for customer protection. The service window will be facing the roadway.

Mr. James Cassidy, 506 Center Street, lives next door to the vacant lot and said he is not for or against this application but would like to make sure the place is cleaned up daily. Right now there are open liquor bottles and it is all overgrown. He does not want more blight brought to the area. He also expressed concern about traffic.

Ms. Bertotti explained that parking will be in the same lot where the liquor store is located. She is unsure of the status of the vacant lot he is referring to. She will contact someone with reference to code management.

In response to a question from Mr. Stevenson, Mr. Tyler said his cart will be removed nightly.

Ms. Bertotti said a food service permit will be required and the applicant has been advised that he must obtain one from the Health Department. In addition, the Fire Department will need to inspect the cooking facilities. She said her comments regarding off hours storage have been addressed, as Board members have heard. If the Board were to approve this application, she recommended the storage of the cart on an off-site, nonresidential property be made a condition of the approval. No outstanding staff comments remain, she said.

In response to a question from Mr. Haley, Mr. Davis said there is adequate parking for the two stores and this food cart based on the current tenants. Non-permitted signs must be removed prior to opening the food trailer. In addition, striping and proper marking of the handicap parking space will be required.

In response to a question from Mr. Stevenson, Mr. Davis said there will be an inspection before the food vendor can open.

Mr. Tyler said the handicap parking and lines are currently there.

Mr. Davis said over time the painting gets worn out. He wants to be sure the lines are visible.

The public hearing portion of the meeting was closed at 7:16 p.m.

I certify these minutes were adopted on the following date:

September 18, 2012
Date

James Stevenson, Chair

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

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