

ACTIONS OF THE ZONING BOARD OF APPEALS
DATE: JUNE 22, 2016

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

ALTERNATES PRESENT: Sandra DeCampos, Sitting
Armando Darna, Sitting
John Topping, Sitting

ABSENT: James R. Stevenson, Chair
Edward Slegeski

STAFF PRESENT: James Davis, Zoning Enforcement Officer
Renata Bertotti, Senior Planner
Katie Williford, Administrative Secretary

The following actions were taken by the ZBA at its meeting of June 22, 2016:

MARY A. TEIXEIRA – application #2016-063 – Request a variance of Art. II, Sec. 1.03.03 to allow one turkey to be kept on the property (livestock including poultry prohibited) at 94 Broad Street, Residence B zone.

MOTION: Ms. DeCampos moved to approve the variance with the condition that the turkey be female. Mr. Topping seconded the motion. Ms. DeCampos, Mr. Topping, and Mr. Darna voted in favor. Mr. Gionet and Mr. Haley voted against the motion. The motion did not pass.

The reason for the denial was that regulations regarding livestock were adopted recently and approving this variance would weaken them and encourage variance requests for other types of livestock.

WATERSTONE RETAIL DEVELOPMENT, INC. – application #2016-070 – Request a variance of Art. II Sec. 24.04 to allow a building up to 54' 8" tall at its highest point (40' maximum height permitted) at 444 Tolland Turnpike, a.k.a. 434 Tolland Turnpike, General Business zone.

MOTION: Mr. Haley moved to approve the variance with the condition that no wall sign be located on the building above 40 feet. Mr. Topping seconded the motion and all members voted in favor.

The hardship was the topography of the lot and the necessity of more ceiling space required for a modern building.

KAITLIN GEE – application #2016-071 – Request a use variance of Art. II Sec. 6.01 to allow a massage therapy business at 395 North Main Street (a.k.a. 397 North Main Street), Residence C zone.

MOTION: Mr. Topping moved to approve the variance with the condition that the hours of operation be Monday to Saturday 9:00 a.m. to 9:00 p.m. Mr. Haley seconded the motion and all members voted in favor.

The hardship was the interpretation of the massage therapy rules.

APPROVAL OF MAY 18, 2016 MINUTES: PUBLIC HEARING AND BUSINESS MEETING

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

RECEIPT OF NEW APPLICATIONS

HILLVIEW CONDOMINIUMS – application #2016-073 - Request a variance of Art. II Sec. 1.03.05 (a) to allow an 8' high fence (6' maximum height permitted) at 292 Green Road (Hillview Condominiums), Residence A zone.