

ACTIONS OF THE ZONING BOARD OF APPEALS
DATE: FEBRUARY 24, 2016

MEMBERS PRESENT: James R. Stevenson, Chair
Robert Haley, Secretary
Edward Slegeski

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

ABSENT: Albert Gionet, Vice Chair
Kevin Dougan

STAFF PRESENT: James Davis, Zoning Enforcement Officer
Renata Bertotti, Senior Planner
Mark Pellegrini, Director of Planning and Economic
Development
Katie Williford, Administrative Secretary

The following actions were taken by the ZBA at its meeting of February 24, 2016:

ADRIAN DENNIS – application #2016-001 - Request a use variance under Art. II Sec. 11.01 to allow residential use on the first story at 226 Center Street (a.k.a. 226-228 Center Street), Business II, Residence B, and Design Overlay zones.

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

The reasons for the approval were the proposed use is well suited to the neighborhood, which consists mainly of two-family houses, and there will be minimal impact because no changes are proposed to the building and there has not been a commercial use in the building for many years.

CUMBERLAND FARMS – application #2016-005 – Request a variance of Art. IV Sec. 13.10.11 to allow pump toppers with a message that will change more than two (2) times in a 24-hour period at 271 Main Street, 275 Main Street, and 13 Middle Turnpike East (a.k.a. 3 Middle Turnpike East), Business II and Design Overlay zones.

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

The reason for the denial was lack of hardship. A static LED sign would accomplish the same goal of avoiding the need to manually change the sign toppers.

TMI HOSPITALITY – application #2016-006 – Request a variance of Art. II Sec. 8.06.08 to decrease the lot size of 121 Pavilions Drive (Comprehensive Urban Development zone) to accommodate the proposed hotel on the adjacent parcel, 109 Pavilions Drive.

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

The hardship is the steep topography of the land.

DAVE LOMBARDO – application #2016-011 - Request a special exception under Art. II Sec. 9.14.02 (e) for outdoor food vending from a truck at 176 Tolland Turnpike, General Business zone.

MOTION: Mr. Haley moved to approve the special exception with the condition that the approval would be for one year, until April 22, 2017. Mr. Topping seconded the motion and all members voted in favor.

The reasons for the approval are that the applicant has complied with requests from the Board in the past, approving for only one year will allow the Board to have continued oversight, and the Planning and Zoning Commission is considering new regulations that may impact this type of business.

DR. MARK STURGIS – application #2016-012 – Request a variance of Art. IV, Sec. 13.05.07 to allow an off-premise sign on Town-owned land adjacent to 21 Buckland Street (a.k.a. 21-29 Buckland Street), General Business zone.

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

The hardship is the safety of the drivers and location of the property. Locating the sign further from the street would create unsafe traffic conditions because passing drivers would have difficulty seeing the sign.