

**ACTIONS OF THE ZONING BOARD OF APPEALS**  
**DATE: MARCH 30, 2016**

**MEMBERS PRESENT:** James R. Stevenson, Chair  
Albert Gionet, Vice Chair  
Robert Haley, Secretary  
Edward Slegeski

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

**ABSENT:** Kevin Dougan

**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 March 30, 2016:

**ERIN EMMONS** - application #2016-019 - Request a variance of Art. II Sec. 16.13 to allow food vending at 422 North Main Street, Industrial Zone.

**MOTION:** Mr. Haley moved to approve the variance with the conditions that (1) The truck will be no larger than 13.5' x 7'; (2) The service hours will end no later than 8:45 p.m.; and (3) The truck will be removed from the site nightly. Mr. Gionet seconded the motion and all members voted in favor.

The reason for the approval is the use is compatible with the Industrial zone.

**BOGNER REALTY, LLC** – application #2016-020 – Request a variance of Art. VII Sec. 1(b) to allow a 36 foot tall tank (18' permitted) for storage of nitrogen at 349 Wetherell Street, Industrial zone.

**MOTION:** Mr. Haley moved to approve the variance with the conditions that (1) there will be no signage other than regulated safety signage on the tank and (2) safety bollards will be placed around the tank with the approval of the Fire Marshal. Mr. Slegeski seconded the motion and all members voted in favor.

The reason for the approval is the tank would be safer in a vertical configuration.

**TOWN OF MANCHESTER DEPARTMENT OF LEISURE, FAMILIES AND RECREATION** – application #2016-024 - Request a variance of Art. IV Sec. 13.06.01 to allow an 11' high sign for Spruce Street Garden (5' maximum height permitted) at 153 Spruce Street, Residence B zone.

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

The reasons for the approval are that the sign would enhance the neighborhood and the sign on the architectural feature makes the architectural feature look better.

#### **APPROVAL OF JANUARY 27, 2016 MINUTES: BUSINESS MEETING**

**MOTION:** Mr. Darna moved to approve the minutes as written. Mr. Slegeski seconded the motion and all members voted in favor.

#### **APPROVAL OF FEBRUARY 24, 2016 MINUTES: PUBLIC HEARING AND BUSINESS MEETING**

**MOTION:** Mr. Slegeski moved to approve the minutes as written. Mr. Darna seconded the motion and all members voted in favor.

#### **RECEIPT OF NEW APPLICATIONS**

**BOTTICELLO FARMS, LLC** – application #2016-029 - Request a use variance under Art. II, Sec. 2.01 and a parking variance under Art. IV, Sec. 9.01.01 to permit a farmers' market on June 4, July 2, August 6, September 3, and October 1, 2016 at 209 and 215 Hillstown Road, Rural Residence zone.

**AMIE HODGE** – applications #2016-040 and #2016-041 - Request a variance of Art. IV Sec. 13.10.04.04 to allow a 16' x 5' novelty sign (32 sq. ft. permitted) and a special exception under Art. II Sec. 9.14.02(e) to allow a tent for the sale of fireworks from June 15 to July 15, 2016 at 1524 Pleasant Valley Road (a.k.a. 1452-1470 Pleasant Valley Road), General Business Zone.

**MANCHESTER PUBLIC SCHOOLS** – application #2016-042 - Request a use variance of Art. II Sec. 4.01 and Art. II Sec. 5.01 to allow a metal storage container at 134 Middle Turnpike East, Residence A and Residence B zones.

**OUR COMPANIONS ANIMAL RESCUE** – application #2016-043 - Request a use variance of Art. II Sec. 16.13 to allow a veterinary clinic at 34 Sanrico Drive, Industrial zone.

**MICHAEL MULL** – application 2016-044 - Request a variance of Art. II Sec. 1.03.01 (f) and of Art. II Sec. 4.01.01 to allow a 280 s.f. shed (240 s.f. maximum permitted) 3 ft. 5 in. from the side property line (minimum 10 ft permitted) at 11 Clyde Road, Residence A zone.