A. **PUBLIC HEARINGS**

**DARCIE ROY / NATIONAL SIGN CORP.** – application #2019-112 – Request a variance of Art. IV, Sec. 13.07.01 to allow a 120.5 sq. ft. wall sign where 32 sq. ft. is allowed at 376 Tolland Turnpike, General Business zone.

**DARCIE ROY / NATIONAL SIGN CORP.** – application #2019-113 – Request a variance of Art. IV, Sec. 13.07.01 to allow 82.3 sq. ft. of wall signage where 64 sq. ft. is allowed at 360 Tolland Turnpike, General Business zone.

B. **BUSINESS MEETING**

1. Consideration of Public Hearings

2. Approval of Minutes
   - December 4, 2019 – Public Hearing, Business Meeting

3. Election of Officers

4. Acceptance of New Applications

5. Other Business
TOWN OF MANCHESTER
LEGAL NOTICE

The Zoning Board of Appeals will hold a public hearing on January 15, 2020 at 7:00 p.m. in the Lincoln Center Hearing Room, 494 Main Street, Manchester, Connecticut to hear and consider the following applications:

**DARCIE ROY / NATIONAL SIGN CORP.** – application #2019-112 – Request a variance of Art. IV, Sec. 13.07.01 to allow a 120.5 sq. ft. wall sign where 32 sq. ft. is allowed at 376 Tolland Turnpike, General Business zone.

**DARCIE ROY / NATIONAL SIGN CORP.** – application #2019-113 – Request a variance of Art. IV, Sec. 13.07.01 to allow 82.3 sq. ft. of wall signage where 64 sq. ft. is allowed at 360 Tolland Turnpike, General Business zone.

At this hearing interested persons may be heard and written communications received. Copies of these petitions are on file in the Planning Department and may be inspected during normal business hours.

James R. Stevenson, Chair
Zoning Board of Appeals
TO: Zoning Board of Appeals  
FROM: Gary Anderson, Director of Planning and Economic Development  
DATE: November 27, 2019  

The applicant, National Sign Corp, is requesting a variance of Article IV, Section 13.07.01 to allow a 120.5 sf sign where 32 sf is currently allowed on a medical office building at 376 Tolland Turnpike.

The building, operated by Hartford Healthcare, fronts Tolland Turnpike and can be seen from I-84. Because of its proximity to Tolland Turnpike (within 50 feet of the street) section 13.07.01 of the Zoning Regulations limits wall sign size to 32 sf. The applicant is proposing a larger sign so that patients and visitors can better see and identify the building from the highway.

The proposed sign would be the same design and material as the existing sign and be located on the same portion of the building. The ZBA approved a height variance for the building in June of 2015 with the condition that no sign would be located higher than 40 feet anywhere on the 48 foot building. Any new approved sign must adhere to this condition.

GA
Enclosure
R:\Planning\ZBA2019\12 - December 4\Packet\2019-112 376 Tolland Tpk Memo.docx
TOWN OF MANCHESTER
ZONING BOARD OF APPEALS

[INSTRUCTIONS ON REVERSE SIDE]

☐ VARIANCE - COMPLETE 1 through 5 (a, b, c) & 7
☐ SPECIAL EXCEPTION - COMPLETE 1 through 4, 6 & 7
☐ APPEAL FROM ORDER - COMPLETE 1 through 4, & 7

1. Location of affected premises:

376 TOLLAND TPKE

No. Street GB Zoning District

2. Applicant: DARCIE ROY/NATIONAL SIGN CORP Address: 780 FOUR ROD RD, BERLIN, CT 06037

3. Owner of record of land: TOLLAND TPKE ASSOC LMTD PTSH Address: PO BOX 610, MANCHESTER, CT 06045

Agent/Attorney: Address:

4. Briefly describe request:
The request is to increase the square footage allowance of the building signage at the address specified above to improve wayfinding and meet established public service requirements for patients and communities. We seek variance of Article IV, Section 13.07.01 to allow a

245 square feet of wall signage where 200 square feet is allowed.

5. List previous applications made with respect to this property:

Date(s): 6/17/15

6. VARIANCE of the following Section(s) of the Zoning Regulations is requested: Article IV, Section

13.07.01

(a) Strict application of the regulations would produce UNDUE HARDSHIP because Since opening the new facility, patients have voiced their concerns on their inability to properly locate the facility causing avoidable anxiety and stresses which creates a public safety concern to patients seeking much needed services at a local level.

(b) The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because The facility is located on a unique parcel in that it is in close proximity to a highway, but the building signage cannot be seen from the highway strictly due to its size. Other buildings in the vicinity do not share this characteristic in that their signage CAN clearly be seen from the highway.

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because The request is to increase the size of an existing sign. No changes will be made to the appearance of the sign which does not affect the look and feel of the facility and neighborhood, it only improves the wayfinding system which, in turn, reduces patient stress and anxiety.

7. A SPECIAL EXCEPTION is requested as authorized by Article Section(s) of the Zoning Regulations.

8. a) Are there wetlands on the property? ☐ YES ☑ NO

b) Is any part of the premises within 500' of town line? ☐ YES ☑ NO

Signature of Applicant or Attorney/Agent

203-949-1154 or 203-641-9590

Telephone No. Applicant or Attorney/Agent

roypermits@gmail.com

Fax No. and/or Email Applicant or Attorney/Agent
Replace existing 30# wall sign with new 6'-11"14" x 17'-4"3/8" (20.5#) wall sign.
TO: Zoning Board of Appeals
FROM: Gary Anderson, Director of Planning and Economic Development
DATE: November 27, 2019

The applicant, National Sign Corp, is requesting a variance of Article IV, Section 13.07.01 to allow an 82.3 sf wall sign where 64 sf is currently allowed on a medical office building at 360 Tolland Turnpike. The sign would replace an existing 22.4 sf wall sign.

The building, operated by Hartford Healthcare, fronts Tolland Turnpike and can be seen from I-84. Because of its proximity to Tolland Turnpike (between 50 and 100 feet from the street) section 13.07.01 of the Zoning Regulations limits wall sign size to 64 sf. The applicant is proposing a larger sign on its Tolland Turnpike side so that patients and visitors can better see and identify the building from the highway.

The proposed 27’5” x 3’ sign would be the same design and material as the existing sign and be located on the same portion of the building.

GA
Enclosure
R:\Planning\ZBA\2019\12 - December 4\Packet\2019-113 360 Tolland Tpk Memo.docx
TOWN OF MANCHESTER
ZONING BOARD OF APPEALS

[INSTRUCTIONS ON REVERSE SIDE]

☐ VARIANCE - COMPLETE 1 through 5 (a, b, c) & 7
☐ SPECIAL EXCEPTION - COMPLETE 1 through 4, 6 & 7
☐ APPEAL FROM ORDER - COMPLETE 1 through 4, & 7

1. Location of affected premises:

   360 TOLLAND TPKE
   No. Street GB
   Zoning District

2. Applicant: DARCIE ROY/NATIONAL SIGN CORP Address: 780 FOUR ROD RD, BERLIN, CT 06037

3. Owner of record
   of land: TOLLAND TPKE ASSOC LMTD PTSH Address: PO BOX 610, MANCHESTER, CT 06045
   Agent/Attorney: Address:

4. Briefly describe request:
The request is to increase the square footage allowance of the building signage at the address specified above to improve wayfinding and meet established public service requirements for patients and communities. We seek variance of Article IV, Section 13.07.01 to allow 82.3 square feet of wall signage where 64 square feet is allowed.

5. List previous applications made with respect to this property:
   Date(s): 

6. VARIANCE of the following Section(s) of the Zoning Regulations is requested: Article IV, Section 13.07.01

   (a) Strict application of the regulations would produce UNDUE HARDSHIP because Since opening the new facility, patients have voiced their concerns on their inability to properly locate the facility causing avoidable anxiety and stresses which creates a public safety concern to patients seeking much needed services at a local level.

   (b) The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because The facility is located on a unique parcel in that it is in close proximity to a highway, but the building signage cannot be seen from the highway strictly due to its size. Other buildings in the vicinity do not share this characteristic in that their signage CAN clearly be seen from the highway.

   (c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because The request is to increase the size of an existing sign. No changes will be made to the appearance of the sign which does not affect the look and feel of the facility and neighborhood, it only improves the wayfinding system which, in turn, reduces patient stress and anxiety.

7. A SPECIAL EXCEPTION is requested as authorized by Article Section(s) of the Zoning Regulations.

8. a) Are there wetlands on the property?
   ☐ YES ☐ NO

   Signature of Applicant or Attorney/Agent

   b) Is any part of the premises within 500' of town line?
   ☐ YES ☐ NO

   203-949-1154 or 203-641-9590
   Telephone No. Applicant or Attorney/Agent

   roypermits@gmail.com
   Fax No. and/or Email Applicant or Attorney/Agent
Replace existing 22.4 ft wall sign with new 3' x 27'-5 1/16" (81.3 ft) wall sign.

JP1-24108E
ILLUMINATED CHANNEL LETTERS

Installation: Interior: Exterior: I EXTERIOR

1. ILLUMINATED CHANNEL LETTERS & LOGO ON ALUMINUM RACEWAY

Hartford HealthCare

FRONT VIEW
SCALE: 3/8" = 1'-0"

Existing

PROPOSED

Linear frontage = 71'

Pattison Sign Group
Tel: (904) 735-5156 Fax: (877) 737-1734 Toll Free: 1-800-561-9798
Client: HARTFORD HEALTHCARE Site: MANCHESTER, CT
Consultant: J. PELLETIER Draftsman: CHRISTINE COUTUREE Date: 12-25-2017

2019-113 Rec. 10/22/2019
Darcie Roy / National Sign Corp. 360 Tolland Tpke
Proposed 82.3 # wall sign
MEMBERS PRESENT: James R. Stevenson, Chair  
Robert Haley, Secretary  
Edward Slegeski  
Keshet Spadaccini

ALTERNATES PRESENT: Linda Harris, Sitting  
Jonathan Mitchell

ABSENT: Albert Gionet, Vice Chair  
Sandra DeCampos

ALSO PRESENT: Gary Anderson, Director of Planning and Economic Development  
James Davis, Zoning Enforcement Officer  
Katie Williford, Administrative Secretary

The Chair opened the Public Hearing at 7:02 p.m. The Secretary read the legal notice for the application when the call was made.

MOTION: Mr. Haley moved to adopt the revised agenda, removing applications #2019-112 and #2019-113 and adding requests for extensions of time to open the public hearings on those applications. Ms. Harris seconded the motion and all members voted in favor.

R DESIGN LLC / RON MELNICK – application #2019-116 – Request variances of Art. IV, Sec. 13.09.01 and Art. IV, Sec. 13.05.11 for the quantity and location of signage at 45 North School Street, Residence A zone.

Mr. Ron Melnick, R Design LLC, 22 Hackmatack Street, said the hardship is that there are multiple entrances to the park and multiple uses for this parking lot. There is already a sign at the location, he said, but it is being used for two different purposes. The proposed sign would be closer to the road than permitted to make it more visible because it is relatively small, Mr. Melnick said.

In response to questions from Mr. Stevenson, Mr. Melnick stated that the application is for Sign #4, that the sign would match the existing branding in other parks, and that it would be a one-sided sign parallel to the street. He confirmed that the proposed sign would not block the Robertson School sign and would be on the other side of the driveway.

In response to a question from Mr. Stevenson, Mr. Anderson confirmed that Sign #4 would be on the Board of Education site at 45 North School Street, while the signs considered at the last meeting were on a different parcel.

Mr. Stevenson asked if there would be designated parking spaces in the parking lot for recreation use. Mr. Melnick said there would be no reserved spaces and no conflict was anticipated.
Ms. Harris asked about the reference to 2 feet vs. 5 feet. Mr. Melnick explained that the sign is proposed closer to the property line than permitted, to make it easier to see.

Mr. Haley asked why the sign is necessary. Mr. Melnick responded that the park has three entrances and there is parking for the park as well as the Board of Education at this entrance.

In response to questions from Mr. Slegeski, Mr. Melnick said he did not anticipate that advertisements for activities would refer to this specific entrance; they would likely refer to the park in general. He stated that parks with multiple entrances should have signs at each entrance so people know where to park.

In response to a question from Mr. Haley, Mr. Melnick agreed that the proposed sign would stop the confusion of people thinking they are not allowed to park in the Board of Education parking lot to use the park.

After some discussion about possible changes to the sign’s wording, Mr. Melnick suggested replacing the word "access" with "parking." Mr. Stevenson replied that would make people more comfortable about parking there, because many residents think that parking is only for visitors to the Board of Education offices.

Mr. Stevenson noted there is more parking farther up North School Street and asked if a sign was considered for that location. Mr. Melnick said it was not, because the proposed location offers a more direct route to the park.

In response to questions from Mr. Mitchell, Mr. Melnick stated they are working on signs for Center Memorial Park as well, and it has the same style of signs and has multiple access points. The park signs all have the same look, with a main monument sign and smaller sub-signs. Mr. Melnick confirmed that the recommendations regarding additional information on the signs would align with branding of other parks.

Mr. Slegeski stated that he found it odd that Mr. Melnick was the applicant, rather than the Town.

Mr. Stevenson asked if any member of the public wished to comment either in favor of or in opposition to this application. No member of the public came forward to speak.

Mr. Anderson noted that this variance request was meant to be part of the original, larger application heard by the Board in October.

The public hearing on application #2019-116 was closed.


John Gasper, the owner of Gasper’s Automotive Restoration at 330 Main Street, stated that he is applying for an auto repairer/dealer license from the State, and that application requires he get permission from the ZBA to do business as an automobile dealer. He noted that he does not intend to operate as a typical dealership with hundreds of cars; he intends to sell 10-15 cars per year. Mr. Gasper explained that he restores antique cars, trucks, and firetrucks.
Mr. Gasper said his business occupies Building #2 and he would use the gymnasium in the main building to show a vehicle if needed. Cars for sale would not be parked out in the parking lot or on the street, he said.

In response to questions from Ms. Harris, Mr. Gasper said he has sold cars privately in the past but has never been an official dealer before. He confirmed that the gymnasium is where he would show a vehicle if needed.

Ms. Harris asked if Mr. Gasper has a license to repair vehicles at this location. Mr. Gasper said he does, and this request is in addition to that license. Mr. Stevenson asked for clarification from Town Staff. Mr. Anderson said the applicant has requested to sell vehicles only, and in order for the State to approve that license to sell vehicles, they need approval from the ZBA. He added that the applicant would also require a special exception from the Planning and Zoning Commission for that use in this location.

In response to a question from Ms. Harris, Mr. Anderson said a Certificate of Location Approval runs with the business, not the property.

In response to questions from Mr. Slegeski, Mr. Gasper said he will not have signage, the vehicles will be driven up a ramp to get in, and there will not be any interference with the coffee roasting business on the first floor.

In response to questions from Ms. Spadaccini, Mr. Gasper said he might sell a maximum of 10 to 15 cars per year, but it would usually be one or two. The capacity of the gymnasium is 26 spaces, but there is a separate car storage business located there and Mr. Gasper would not want to interfere with that, he said.

In response to a question from Mr. Haley, Mr. Gasper said he has two employees and will not increase his staff.

Mr. Haley expressed concern that a firetruck or other large vehicle might block the entrance to the emergency room on Guard Street. He asked if Mr. Gasper could guarantee that no larger vehicles would be brought into the showroom. Mr. Gasper said he moves vehicles in and out regularly and has never had a problem.

There were no members of the public to speak on the application.

Mr. Anderson said there were no outstanding staff comments. He reiterated that if the ZBA approved this application, the applicant would then need a special exception from the Planning and Zoning Commission.

Mr. Haley asked about the criteria the Board should consider for a Certificate of Location Approval. Mr. Anderson said there are no specific criteria for such an application, however the Board could look to the special exception criteria for guidance.

The public hearing on application #2019-117 was closed and the public hearing portion of the meeting was closed at 7:38 p.m.

I certify these minutes were adopted on the following date:
NOTICE: A DIGITAL RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT.

Kmw
MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
DECEMBER 4, 2019

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

ALTERNATES PRESENT: Linda Harris, Sitting
                     Jonathan Mitchell

ABSENT:  Albert Gionet, Vice Chair
           Sandra DeCampos

ALSO PRESENT:  Gary Anderson, Director of Planning and Economic Development
                James Davis, Zoning Enforcement Officer
                Katie Williford, Administrative Secretary

The Chair opened the Business Meeting at 7:38 p.m.

CONSIDERATION OF PUBLIC HEARINGS:

R DESIGN LLC / RON MELNICK – application #2019-116 – Request variances of Art. IV, Sec. 13.09.01 and Art. IV, Sec. 13.05.11 for the quantity and location of signage at 45 North School Street, Residence A zone.

MOTION:  Ms. Harris moved to approve the variances with the modification that the wording on the sign be modified to indicate “parking” instead of “access.” Mr. Haley seconded the motion.

Mr. Haley said the sign is necessary because of the confusion over whether the parking can be used for the park. Mr. Stevenson said that parking for the park will be tight, especially once visitors start coming to the new cricket field.

All members voted in favor.

The hardships and reasons for the approval are the necessity to inform the public; the ease of snow removal under the signs; the need for unified branding; the size of the park; and the fact that it has multiple entrances.

MOTION: Mr. Haley moved to approve the Certificate of Location Approval. Ms. Harris seconded the motion.

Mr. Stevenson noted that the applicant is an antique car restorer and will sell cars out of this location at a very low volume. Mr. Haley said he had concerns because the ZBA is not able to put conditions on the approval. However, because the Planning and Zoning Commission will be able to set limits on the use through the special exception procedure, Mr. Haley said he supported the approval. Mr. Stevenson agreed.

All members voted in favor.

The reason for the approval is that the proposal meets the State’s requirements for a proper location for the sale of reconditioned vehicles.

DARCIE ROY / NATIONAL SIGN CORP. – application #2019-112 – Request a variance of Art. IV, Sec. 13.07.01 to allow a 120.5 sq. ft. wall sign where 32 sq. ft. is allowed at 376 Tolland Turnpike, General Business zone. – Request for Extension

DARCIE ROY / NATIONAL SIGN CORP. – application #2019-113 – Request a variance of Art. IV, Sec. 13.07.01 to allow 82.3 sq. ft. of wall signage where 64 sq. ft. is allowed at 360 Tolland Turnpike, General Business zone. – Request for Extension

MOTION: Ms. Harris moved to approve the extensions of time to open the public hearings on applications #2019-112 and #2019-113 until March 1, 2020. Mr. Slegeski seconded the motion and all members voted in favor.

APPROVAL OF MINUTES:

October 23, 2019 – Public Hearing, Business Meeting

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

ADOPTION OF 2020 MEETING SCHEDULE:

There was a discussion about moving the proposed May 2020 meeting date to avoid a conflict with the Eighth Utilities District elections.

MOTION: Mr. Slegeski moved to adopt the 2020 meeting schedule with the modification that the May 27, 2020 meeting be moved to May 20, 2020. Mr. Haley seconded the motion and all members voted in favor.

ACCEPTANCE OF NEW APPLICATIONS:
There were no new applications.

OTHER BUSINESS:
Mr. Slegeski said he found it difficult to think of an occasion when the Board has denied a variance for a sign since the Town rewrote the sign regulations several years ago. He said it seems that the Board is very lenient, the regulations were poorly written, or a combination of both.

Mr. Stevenson mentioned a recent example of a sign for a convenience store. The Board heard neighbors’ concerns about illumination and conditioned the approval as a result. In another case, the Board approved a building height variance but added a condition that there could be no signs above a certain height on the building.

Mr. Slegeski said he was concerned that the Board might be setting a precedent that makes it difficult to deny an application. Mr. Stevenson said it is the Board’s prerogative whether to grant an application or not. Every application is unique and every potential hardship is unique, he said.

Mr. Anderson said that the sign regulations are imperfect, and noted a recent amendment to correct a problem with signage in the Central Business District. He added that the parks are treated the same as any other residentially zoned property, and perhaps an amendment relating to park signage should be considered.

The meeting was adjourned at 7:59 p.m.

I certify these minutes were adopted on the following date:

_____________________________  ____________________________
Date                                               James Stevenson, Chair

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