

ZONING BOARD OF APPEALS
January 7, 2013 Meeting Minutes

Board Members Present: Curtis Ruckey, Peter Lambert, Douglas Hamilton
and Michael Russo

Town Staff Present: Jennifer Rodriguez,
Town Planner, Assistant Zoning Enforcement Officer and Acting
Wetlands Agent

Curtis Ruckey called the meeting to order at 7:05 pm.

Board roll call was taken.

Chairman Ruckey explained to the applicant that there were only four Board members present that evening and that any vote would have to be unanimous. He then asked the applicant if he wanted to go forward with the public hearing that evening or if he wanted to wait until the February Board meeting. The applicant stated that he wanted to go ahead with the hearing that evening.

MINUTES:

Chairman Ruckey referred to the November 5, 2012 meeting minutes and asked the Board members and staff for any comments or corrections. There were none. Mr. Ruckey then asked for a motion. Mr. Lambert moved to approve the November 5, 2012 meeting minutes, as published. Mr. Ruckey seconded the motion. All were in favor. The vote was 2 – 0 (Mr. Russo and Mr. Hamilton abstained, they were not present for the November 5th meeting), the motion was approved.

BILLS & CORRESPONDENCE:

There were none.

OLD BUSINESS:

There was none.

NEW BUSINESS:

- a. Public hearing on Application #FY12-13-06, Owner: Deane-Williams, LLC, Applicant: George Wihbey for a Used Motor Vehicle Dealer's License for the property located at 477 Spring Street.**

George Wihbey of Springfield, Massachusetts addressed the Board and stated that he owned several properties in Windsor Locks. He went on to say that he was very Windsor Locks

friendly and always hired Windsor Locks businesses to work on his properties. Mr. Wihbey stated that he had been parking vehicles on his properties and that he had been notified by the State about six months prior inquiring about why he was parking vehicles on his properties. He went on to say that he then removed the all of the vehicles from his properties.

Mr. Wihbey stated that he worked off of his son's license in Florida, but that he now wanted to obtain a license of his own. He then explained that the majority of his business was wholesale, but that he would like to be able to sell a few vehicles from the site in question as well. He commented that if he were to retail 2 to 3 vehicles from the property a month that that would be a big number. He then reiterated that most of the vehicles would be run through Selig Ford or at auctions. It was noted that most of his business was handled through the internet and over the telephone and that most of the vehicles bought and sold would never actually be on-site. Mr. Wihbey explained that he was renting the building at 477 Spring Street mainly so that he could have a home base to work out of.

A brief discussion took place.

Chairman Ruckey asked for any public comments in favor of the application. There were none.

Chairman Ruckey asked for any public comments in opposition to the application. There were none.

Chairman Ruckey asked for a motion regarding Application #FY12-13-06. Mr. Russo moved to approve Application #FY12-13-06, Owner: Deane-Williams, LLC Applicant: George Wihbey for a Used Motor Vehicle Dealer's License for the property located at 477 Spring Street because it would be harmonious with the area with respect to public health, safety and impact to the neighborhood. Mr. Lambert seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.

Mr. Hamilton moved to adjourn the meeting. Mr. Lambert seconded the motion. All were in favor. The vote was 4 – 0, the meeting was adjourned at 7:30 pm.

Respectfully submitted,

Diane Ferrari
Recording Secretary

THIS IS A DRAFT

Please check the following month's meeting minutes for official approval of these minutes and any amendments or corrections that were made.