

ZONING BOARD OF APPEALS
March 2, 2015 Meeting Minutes

Board Members Present: Shane O'Connor, Douglas Hamilton, Ronald King and
Douglas Glazier

Town Staff Present: Jennifer Rodriguez,
Town Planner & Certified Zoning Enforcement Officer

The meeting was called to order at 7:07 pm

Board roll call was taken.

MINUTES:

Chairman O'Connor referred to the January 5, 2015 meeting minutes and asked for any corrections or changes. There were none. He then asked for a motion. Mr. Hamilton moved to accept the January 5, 2015 meeting minutes, as published. Mr. King seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.

BILLS & CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

a. DMV Applications

1. Discussion of 361 South Center Street

The applicant was not present at the meeting.

Mr. Hamilton asked who was requesting the application and under what business. He noted that the application listed the applicant at Joseph St. Cyr, but that the correspondence that was received through Ms. Rodriguez' office came from Windsor Wheels which was part of the Payless Car Sales franchise.

Mr. Hamilton also wanted to know who owned the property located at 361 South Center Street. He noted that the application listed the owner of the property as Stuart White, Sr. of Florida, but that the backup page that was provided to the Board listed

the owner as S & R Enterprises, LLC of Windsor Locks. He then asked if the applicant was going to buy or rent the property in question.

Ms. Rodriguez passed along to the Board members for their review a narrative that had been submitted to her by the applicant. She also offered to return to her office in order to take a look at the Assessor's Map to verify the owner of the property. She note that she was familiar with Stuart White as the owner of the property in question and mentioned that the Town's GIS may not be up-to-date.

Mr. Hamilton then asked where Windsor Wheels came into play. Ms. Rodriguez stated that Windsor Wheels was the applicant's corporation. She then passed a copy of the applicant's Department of Motor Vehicles (DMV) applicant along to the Board members for their review.

Chairman O'Connor asked Ms. Rodriguez how the process should work moving forward with the application. Ms. Rodriguez replied that if the Board was comfortable with the use at the property in question, she would recommend that the Board members talk about their concerns and attach a copy of the meeting's minutes to the K7 form so that the DMV and the local police department could review the Board's concerns. She then stated that she would write on the K7 form itself that there was an attachment to the application in order to ensure that the Board's concerns would be brought to the attention of the DMV and police department.

Mr. Hamilton asked Ms. Rodriguez how many vehicles were allowed to be parking at the location under the previous ownership. Ms. Rodriguez replied that there were 29. A brief discussion followed regarding the number of parking spaces and Ms. Rodriguez confirmed from the original approval for the site that 29 spaces were approved.

Chairman O'Connor mentioned that he had driven by the applicant's other dealership and stated that he had had plenty of room to park vehicles, but that he had not abused the spaces by parking a lot of vehicles on the site.

Mr. Glazier asked what the process would be going forward; would the application be reviewed by the Police Department. Ms. Rodriguez replied that the police department would review the application. She then noted that that was not the Board's responsibility. Mr. Glazier then asked if the police department would perform a background check on the applicant. Ms. Rodriguez replied that she did not know. Mr. Hamilton then stated that the police department did not perform a background check, but that the DMV would. A brief discussion followed regarding the last applicant for the site in question and the issue of police background checks.

Mr. Hamilton again questioned who the applicant actually was. Ms. Rodriguez pointed out that Mr. St. Cyr had signed the application before a Notary swearing that he was who he says he was and that he was a representative of Windsor Wheels. The discussion continued briefly and Mr. Hamilton suggested that the Board table the discussion until the applicant could be present. Mr. Glazier agreed.

Chairman O'Connor asked Ms. Rodriguez if the Board should be asking a standard set of questions for all DMV applications. Ms. Rodriguez replied that, if the Board wanted to, they could come up with a list of questions, but that they should then have the Town Attorney review that list. She went on to say that the questions needed to be geared toward protecting the town from undesirable "uses" not "people".

Mr. Hamilton again reiterated that he did not know who Mr. St. Cyr was. Ms. Rodriguez stated that he was the applicant. She then commented that she was not so sure that the Board would use "who" the applicant was as part of their determination regarding the use.

Mr. Glazier moved to postpone the discussion to another meeting when the applicant, Mr. St. Cyr, could attend. Mr. Hamilton seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.

b. Public Hearings

There were no public hearings.

Mr. Glazier moved to adjourn the meeting. Mr. King seconded the motion. All were in favor. The vote was 4 – 0, the meeting was adjourned at 7:33 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.