

ZONING BOARD OF APPEALS
May 6, 2013 Meeting Minutes

Board Members Present: Curtis Ruckey, Howard Aspinwall, Robert Rosenberg, Peter Lambert,
and Douglas Hamilton

Town Staff Present: none

Curtis Ruckey called the meeting to order at 7:00 pm.

Board roll call was taken.

MINUTES:

Chairman Ruckey referred to the April 1, 2013 meeting minutes and asked for any corrections or changes. There were none. He then asked for a motion. Mr. Lambert moved to accept the April 1, 2013 meeting minutes, as published. Mr. Hamilton seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

BILLS & CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

- a. Continued public hearing on Application #FY12-13-09, Owner/Applicant: Thomas W. Prestwich for a variance for the property located at 156 Spring Street to reduce the minimum lot area from 37,461.6 square feet to 19,166.4 square feet in a Residential A zone, where 21,000 square feet is required.**

Thomas Prestwich of 156 Spring Street was present and distributed copies of the revised plan to the Board members.

Chairman Ruckey asked if the numbers were the same on the revised plan as they were on the original. Mr. Prestwich replied that they were a little different. Mr. Ruckey clarified that the new revised plan showed the lot at 19,178 square feet and the original plan was at 19,166 square feet. Mr. Prestwich stated that that was correct.

A brief discussion followed and it was noted that the Board's original concern regarding the location of the shed in relation to the property line had been resolved on the revised plan with the movement of the property line.

Chairman Ruckey asked the Board members for any questions. They had none.

Chairman Ruckey asked for any public input in favor of the application.

Anne Frank of 44 West Street stated that she was in favor of the application, because she wanted to purchase the piece of property in question.

Chairman Ruckey asked for any public input in opposition to the application. There was none

Chairman Ruckey asked the Board for a motion regarding Application #FY12-13-09. Mr. Lambert moved to approve Application #FY12-13-09, Owner/Applicant: Thomas W. Prestwich for a variance for the property located at 156 Spring Street to reduce the minimum lot area from 37,461.6 square feet to 19,178 square feet in a Residential A zone, where 21,000 square feet is required. Mr. Lambert stated that it would not reduce the size of any of the adjoining lots and the configuration would work better for James and Anne Frank of 44 West Street by becoming part of their property. Mr. Aspinwall seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

b. Public hearing on Application #FY12-13-10, Owner: Doane Williams, LLC, Applicant: William Stuffer for a Motor Vehicle Repairer's License for the property located at 477 Spring Street.

William Stuffer of 134 Brainard Road addressed the Board and stated that William Evans, his partner, was also present. He went on to say that they were looking to open a repair facility at 477 Spring Street, Unit B. Mr. Stuffer noted that less than one year prior the location had housed JD Performance, another repair facility.

Mr. Hamilton asked if it was a single or multiple bay facility. Mr. Stuffer replied that it had two bays and an office area.

Chairman Ruckey asked how many parking spaces were allotted to the facility. Mr. Stuffer replied that they had three customer parking spaces. Mr. Ruckey clarified that they were going to be doing brakes, oil changes and general repairs. Mr. Stuffer stated that that was correct. He went on to say that with only two bays it would not be a high volume operation; there would only be he or his partner, Mr. Evans, working on the vehicles. Mr. Lambert commented that they could technically have five parking spaces, two inside the building and three outside.

A brief discussion followed and Mr. Hamilton noted that there had been a problem at the location in question when it was the previous repair facility; the parking had been appalling.

Chairman Ruckey stated that the Board was not charged with reviewing the parking for the facility; they were charged with granting or denying the Motor Vehicle Repairer's License only.

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

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

Chairman Ruckey asked for a motion regarding Application #FY12-13-10. Mr. Hamilton moved to approve Application #FY12-13-10, Owner: Doane Williams, LLC, Applicant: William Stuffer and William Evans for a Motor Vehicle Repairer's License for the property located at 477 Spring Street providing they are in accordance with the Building Inspector and the Planning and Zoning Commission. Mr. Lambert seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

The applicants submitted their Department of Motor Vehicles license application to the Recording Secretary to deliver to the Building Office.

- c. Public hearing on Application #FY12-13-11, Owner: Hickory North Properties, LLC, Applicant: High Line Lube, LLC for a Motor Vehicle Repairer's License for the property located at 4A National Drive.**

Paul Ferri of 25 Main Street, Hartford addressed the Board and stated that he and his brother operated the Valvoline Oil Change operation at 4A National Drive. He went on to say that they had been at the location since 2001 and that they were a franchise and operated about 30 sites throughout the state.

Mr. Ferri stated that he was present that evening to fix a clerical error that was made a few years prior. He explained that they should have obtained the license back when they had started to offer air conditioning services a few years prior. He then noted that most of the work that they did did not require a Limited Repairer's License, which was what they were applying for, and that they were not going to change how they did business.

Mr. Ferri explained that the services they offered were usually completed in 15 to 20 minutes. He then noted that they had even recently closed their waiting room and that customers just stayed right in their vehicles while the services were being performed. Mr.

Ferri reiterated that they were not going to be adding any new services; they were not allowed under their lease to have overnight storage of vehicles or any unregistered vehicles on the site. He then noted that the site had originally been approved in 1986/87.

Mr. Ferri concluded by assuring the Board that they were not going to be selling vehicles from the site; they were governed by the franchise with regard to what services they could offer. It would continue to be fluid vehicle maintenance that typically took 15 to 20 minutes to complete.

Chairman Ruckey asked the Board for any questions. There were none.

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

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

Chairman Ruckey asked for a motion regarding Application #FY12-13-11. Mr. Rosenberg moved to approve Application #FY12-13-11, Owner: Hickory North Properties, LLC, Applicant: High Line Lube, LLC for a Limited Motor Vehicle Repairer's License for the property located at 4A National Drive. Mr. Ruckey commented that it was in complete harmony with what business was already going. Mr. Lambert seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

Mr. Lambert moved to adjourn the meeting. Mr. Rosenberg seconded the motion. All were in favor. The vote was 5 – 0, the meeting was adjourned at 7:27 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.