

ZONING BOARD OF APPEALS
June 7, 2010 Meeting Minutes

Board Members Present: Shane O'Connor, Howard Aspinwall, Curtis Ruckey,
Peter Lambert, and Lynn Mazza

Town Staff Present: Jennifer Rodriguez,
Planning Coordinator and Assistant Zoning and Wetlands Officer

Chairman O'Connor called the meeting to order at 7:20 pm.

Board roll call was taken.

MINUTES:

Chairman O'Connor referred to the March 1, 2010 meeting minutes and asked for any corrections or changes. There were none. He then asked for a motion. Mr. Ruckey moved to accept the March 1, 2010 meeting minutes, as published. Mr. Lambert 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. Public hearing on Application #FY09-10-09, Owner: Doane Williams, LLC, Applicant: Jason Waller for a Motor Vehicle Repair License for the property located at 477 Spring Street.**

Jason Waller of 86 Daniel Boulevard, Bloomfield addressed the Board and stated that he had always wanted to work on cars. He explained that he had been working for Town and Country and that he had then been offered a position with Avis and Budget on Ella Grasso Turnpike. Mr. Waller stated that he really liked the Town of Windsor Locks and, therefore, had proceeded to do some research and had found an available location at which to open up his own vehicle repair business.

Chairman O'Connor asked the Board members for any questions. Mr. Ruckey noted that he was a neighbor of the property in question. He went on to say that there had been several automotive businesses that had come and gone at the property. Mr. Ruckey stated that the recurring theme with the property had been that several of the repair businesses had not kept it up.

Mr. Ruckey asked Mr. Waller how long he had been in the automotive industry. Mr. Waller replied that he had been in the automotive industry ever since high school. He explained that he had received a scholarship to Gateway from Bloomfield High School and then had proceeded to work at Bloomfield Garage after high school, then Town and Country in Middletown and currently in Windsor Locks.

Mr. Ruckey asked if Mr. Waller had done private automobile work before. Mr. Waller replied that he had not, but went on to say that he had done a lot of research. He then stated that in addition to doing the necessary research he had saved his money and that he felt that it was the right time for him to open up his own business. Mr. Ruckey commented that he applauded Mr. Waller for starting his own business. He then pointed out that part of his concern was the upkeep of the property. Mr. Waller stated that that had also been one of his concerns. He explained that he had spoken with the owner of the property and that he had been told that the property would be cleaned up. He went on to say that the cleanliness of the site (the curb-appeal) was very important to him.

Mr. Ruckey asked Mr. Waller if his business plan included trash pick-up, metal pick-up, and a plan for where the vehicles would be parked. Mr. Waller replied that his plan did include all of those things, as well as waste oil pick-up. Mr. Ruckey asked Mr. Waller if he planned on having vehicles on the property for an extended period of time. Mr. Waller replied that if he had a big job he would not take on any more jobs until that big job was complete; he did not want to have a lot of vehicles on the site at one time. He went on to say that since there were two bays he would not take on more than four vehicles at a time which would allow him to put two up on the lifts and park the two others underneath at night (all of the vehicles would be inside overnight). Mr. Waller commented that ideally he would like to see all the vehicles go home at the end of the day.

Chairman O'Connor asked the Board members for any further questions. They had none.

Chairman O'Connor asked for any public comments in favor of the application. There were none.

Chairman O'Connor asked for any public comments in opposition to the application. There were none.

Chairman O'Connor asked for a motion regarding Application #FY09-10-09. Mr. Lambert moved to approve Application #FY09-10-09, Owner: Doane Williams, LLC, Applicant: Jason Waller for a Motor Vehicle Repair License for the property located at 477 Spring Street. Ms. Mazza seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

- b. Public hearing on Application #FY09-10-10, Owner/Applicant: Linda and Mark Mona for a variance for the property located at 37 Oates Lane to increase the allowed coverage to 21%, where 20% is the maximum allowed.**

Mark Mona of 37 Oates Lane (aka 7 Oates Lane) addressed the Board and stated that they wanted to add a one storey sunroom onto the south end of the house. He explained that they had enough footage from the property and that they also owned the other property as well. Mr. Mona stated that he had thought that they would be within the allowed coverage, but that he had then found out that their pool also counted as a structure. He then noted that without the pool that they would have been at 15% coverage and that with the pool they were at 20.6%.

Mr. Lambert asked if the pool was in-ground or above-ground. Mr. Mona replied that it was an in-ground pool.

Chairman O'Connor asked if all of the properties were separate. Mr. Mona replied that they were all separate.

Mr. Ruckey asked Ms. Rodriguez about the 12 foot marker to the side property. Mr. Mona explained that that was from where the new structure would end (about 13 feet from the line). He then pointed out that lines weren't straight; it went from 12.2 feet to almost 13 feet. Ms. Rodriguez commented that she had written 12 feet down just so that she could show that they were meeting the minimum requirement.

Mr. Lambert clarified that it was going to be a three-season sunroom. Mr. Mona stated that that was correct. Mr. Ruckey asked if concrete was going to be poured underneath the sunroom. Mr. Mona stated that it would be on a concrete slab.

Chairman O'Connor asked the Board members for any further questions. They had none.

Chairman O'Connor asked for any public comments in favor of the application. There were none.

Chairman O'Connor asked for any public comments in opposition to the application. There were none.

Chairman O'Connor asked for a motion regarding Application #FY09-10-10. Mr. Ruckey moved to approve Application #FY09-10-10 Owner/Applicant: Linda and Mark Mona for a variance for the property located at 37 Oates Lane (or 7 Oates Lane) to increase the allowed coverage to 21%, where 20% is the maximum allowed. The variance is solely for the proposals indicated in the application. Any additional changes shall require a return to the Board. It is not a permit to build. Please see the Building, Planning and Zoning Department for all necessary requirements. Mr. Lambert seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

Mr. Ruckey stated that the Board had approved a sign to be added that was already encroaching into the Town property line for Tail Winds. He went on to say that he had driven by Tail Winds recently and found that they had added an additional sign onto the approved sign which overhung even further. Ms. Rodriguez stated that that would be an enforcement issue and that she would go by Tail Winds the following day.

A brief discussion then followed regarding various temporary signs that were popping up on Ella Grasso Turnpike.

Chairman O'Connor moved to adjourn the meeting. Mr. Lambert seconded the motion. All were in favor. The vote was 5 – 0, the meeting was adjourned at 7:45 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.