

**TOWN OF SOUTH WINDSOR
ZONING BOARD OF APPEALS**

Minutes

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May 3, 2018

MEMBERS PRESENT: Wayne Kilburn, Erik Dabrowski, Steve Carty

ALTERNATES PRESENT: Edwina Futtner, Elizabeth McGuire

STAFF PRESENT: Pamela Oliva, Zoning Enforcement Officer
Donna Thompson, Recording Secretary

The following are motions made during the May 3, 2018 Public Hearing/Regular Meeting.

Chairman Erik Dabrowski called the public hearing to order at 7:31 pm.

Chair Dabrowski appointed Alternate Member Futtner to be seated for Board Member Joseph Etter and Alternate Member McGuire to be seated for Board Member James Kupchunos.

The Recording Secretary read the legal notice as published in the Journal Inquirer.

Public Hearing / Madden Room

Appl. 2814-18 – Kay's Trucking/Aero Crane Service – request for a 17 inch variance to Table 6.5.4B to allow an attached sign to extend above the building's roofline, on property located at 297 Pleasant Valley Road, I Zone.

Russell Bolduc, representing the applicant, presented the application. Mr. Bolduc explained that the roofline is of varying heights; it steps down from one side to the other. The sign will be even with part of the roofline and extend approximately 17 inches above part of the roofline. The sign will be lit from the inside from dusk to dawn. The hardship is the difficulty with visibility; distance from RT5, tree foliage, railroad crossing signs and lights. A smaller sign would not be visible enough to traffic on RT5, nor be aesthetically attractive. A large portion of the business is generated from tractor trailer traffic, which travels very fast on RT5. If the sign is not visible enough, the truck drivers could miss the access to the business and have to make a U-turn, which could be very difficult and potentially hazardous. The height and size of the proposed sign gives good visibility to traffic on RT5.

Motion to: close public hearing @ 7:49 pm

Was made by Board Member Futtner

Seconded by Board Member Carty

The motion: Carried

Vote: Unanimous

Deliberative Session:

Appl. 2814-18 – Kay's Trucking/Aero Crane Service – request for a 17 inch variance to Table 6.5.4B to allow an attached sign to extend above the building's roofline, on property located at 297 Pleasant Valley Road, I Zone.

The Board was satisfied they had enough information to make a determination.

Hardship: distance from the highway and ground cover around it blocking vision

Motion to: approve, as presented

Made by: Board Member Kilburn

Second: Board Member Carty

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Motion: carried
Vote: unanimous

Approval of Minutes

Motion to: approve minutes of April 5, 2018
Was made by Board Member Carty
Seconded by Board Member Kilburn
The motion: Carried
Vote: 4 yea – Dabrowski, Carty, Kilburn, McGuire; 1 abstain – Futtner, due to absence from April 5th meeting

New Business:

The topic of training for new members, as well as a refresher for current members, was brought up. Councilor Snyder, ZBA Liaison, stated that the Town Attorney would provide instruction for FOI, what is a hardship and how to run a meeting at no cost. The presentation would be approximately one hour and include handouts. It was suggested to schedule the training session shortly after the new member comes on board.

Old Business:

Review of Bylaws. Board Member Carty recommended that if no one took exception we remove by-laws from Old Business. Chair Dabrowski requested a motion.

Motion to: remove by-laws from Old Business
Was made by Board Member Carty
Seconded by Board Member Futtner

The distinction between regular member and alternate member has been in question for some time. There seems to be confusion as to what alternates can do when they are seated and when they are not. Councilor Snyder suggested that the by-laws should be revised to address the role of alternates and how they are selected to participate at a meeting.

The motion: Carried
Vote: Unanimous

Correspondence: none

Adjournment:

Motion to: adjourn the meeting at 8:04 pm
Was made by Board Member Futtner
Seconded by Board Member Carty
The motion: Carried
Vote: Unanimous

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: June 7, 2018