

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

Minutes

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October 4, 2018

MEMBERS PRESENT: Wayne Kilburn, Teri Parrott, Erik Dabrowski, Steve Carty, Jim Kupchunos

ALTERNATES PRESENT: none

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

The following are motions made during the October 4, 2018 Public Hearing/Regular Meeting.

Chairman Erik Dabrowski called the public hearing to order at 7:30 pm.

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

Public Hearing / Madden Room

App. 2819-18 – Richard Hoegemann – request for approval of a Department of Motor Vehicle General Repairers license for repair of motor vehicles, on property located at 115 Edwin Road, Industrial zone.

Richard Hoegemann presented the application. Mr. Hoegemann will be moving his automobile repair and towing business from Hartford to this location. He has a contract with an East Windsor auto auction for towing and repairs, and would like to have his business located in this area. The Planning and Zoning Commission had previously approved the site plan of development for industrial uses, and automotive repair is a permitted use in this zone.

Motion to: close hearing on App. 2818-18 at 7:37 pm
Was made by Board Member Kupchunos
Seconded by Board Member Parrott
The motion: Carried
Vote: Unanimous

App. 2820-18 – Five S Group LLC – request for a variance to Section 3.2.2 C.5.a. to allow creation of an interior lot from property on 605 Main Street with an access through an existing easement over 601 Main Street (ownership in fee required), A-40 Residential zone.

Tim Shepard presented the application. Mr. Shepard stated that in order for the State to purchase the development rights (PDR) for the 208 acre farmland at 605 Main Street the house on the property, which is accessed by an easement over 605 Main Street, should be separated from the farmland. An interior lot of approximately two acres would then be created continuing to use the access easement over 601 Main Street. A variance would be needed for this easement to continue in use as it is currently instead of being owned by Mr. Shepard.

Additional info was requested from the applicant regarding the State's purchase of development rights program, history of the house on 605 Main Street, and clarification of the hardship.

Motion to: keep the public hearing on App. 2820-18 open in order to receive additional information to support a hardship
Was made by Board Member Carty
Seconded by Board Member Kupchunos
The motion: Carried
Vote: Unanimous

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App. 2821-18 – Musante Enterprises LLC – request for an 8 ft variance to Table 4.1.6A to allow an addition to be built on an existing foundation 17 ft from the rear property line (25 ft required), on property located at 41 Commerce Way, Industrial zone.

Chris Musante presented application. Mr. Musante explained that just a corner of the existing foundation is within the setback and that he needs the foundation as is to accommodate an addition for the storage of valuable cars in the winter months. The addition will be cold storage without heat, and electricity only for lighting. The foundation is a concrete slab previously constructed when the rest of the building was built. There is a steep ravine on abutting Town-owned property that prohibits expansion in that direction.

Motion to: close hearing on App. 2819-18 at 8:18 pm

Was made by Board Member Kilburn

Seconded by Board Member Carty

The motion: Carried

Vote: Unanimous

Deliberative Session:

App. 2819-18 – Richard Hoegemann – request for approval of a Department of Motor Vehicle General Repairers license for repair of motor vehicles, on property located at 115 Edwin Road, Industrial zone.

Motion to: approve App. 2819-18 – Richard Hoegemann – request for approval of a Department of Motor Vehicle General Repairers license for repair of motor vehicles, on property located at 115 Edwin Road, Industrial zone.

Made by: Board Member Carty

Second: Board Member Kupchunos

Motion: carried

Vote: Unanimous

App. 2821-18 – Musante Enterprises LLC – request for an 8 ft variance to Table 4.1.6A to allow an addition to be built on an existing foundation 17 ft from the rear property line (25 ft required), on property located at 41 Commerce Way, Industrial zone.

The Board determined the hardship to be a unique configured lot with a deep ravine that renders much of the property on that side unusable.

Motion to: approve App. 2821-18 – Musante Enterprises LLC – request for an 8 ft variance to Table 4.1.6A to allow an addition to be built on an existing foundation 17 ft from the rear property line (25 ft required), on property located at 41 Commerce Way, Industrial zone, as presented.

Made by: Board Member Kilburn

Second: Board Member Parrott

Motion: carried

Vote: Unanimous

Approval of Minutes

Motion to: approve minutes of September 6, 2018

Was made by Board Member Carty

Seconded by Board Member Kilburn

The motion: Carried

Vote: Unanimous

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New Business: none

Old Business: none

Correspondence: none

Adjournment:

Motion to: adjourn the meeting at 8:22 pm

Was made by Board Member Kilburn

Seconded by Board Member Carty

The motion: Carried

Vote: Unanimous

Respectfully submitted:

Donna Thompson

Recording Secretary

Approved: December 6, 2018