

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

Minutes

1

February 7, 2019

MEMBERS PRESENT: Erik Dabrowski, Wayne Kilburn, Steven Carty, James Kupchunos

ALTERNATES PRESENT: Elizabeth McGuire

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

The following are motions made during the February 7, 2019 Public Hearing/Regular Meeting.

Chairman Erik Dabrowski called the public hearing to order at 7:42 pm. Chair seated Alternate McGuire for Commissioner Teri Parrott.

The Recording Secretary read the legal notice as published in the Journal Inquirer on Saturday, January 26, 2019 and Saturday, February 2, 2019.

Public Hearing / Madden Room

App. 2827-19 – Empire Auto Wholesalers – appeal of Enforcement Order issued by the Town ZEO for operating in violation of approved Special Exception site plan on property located at 280 Sullivan Avenue, Industrial zone.

Mr. Michael Farina represented the applicant for the appeal. Mr. Farina stated that he is not responsible for all the cars; some belong to other tenant's customers; cars are dropped off overnight by transporters, he has no control over this. There are cars from all the tenants – six tenants – they are not his cars. The other tenants do not have site plans on file with the Town. Mr. Farina stated that he buys all his cars and stores the excess at the abutting Boardwalk Auto, 330 Sullivan Avenue. His concern is with the other tenants that do not have site plans being confused with his area. There is no way to know whose cars are whose. The cars do not have license plates on them because they use dealer's plates and the plates are removed when they are parked – some of these are used by employees. He is agreeable to marking the cars as a way to identify them as being his. Mr. Farina stated that he talks to people that are using his area for parking, but needs to keep a good relationship with his neighbors. He intends to apply for a variance to get more parking spaces for display of cars.

A suggestion was made to fence his area to make it easier to identify and control.

Ms. Oliva presented numerous photos showing the number of cars consistently in excess of the 24 allowed by the approved site plan, along with correspondence to the applicant regarding the violation. Board members had visited the site and also observed far more cars on display than were allowed, in locations not permitted. Ms. Oliva stated that there had been several complaints about the excess cars on the lot and that one of the other tenants had had difficulty trying to get their vehicles out of their garage.

Close hearing @ 8:21 pm
Was made by Board Member Kilburn
Seconded by Board Member Kupchunos
The motion: Carried
Vote: Unanimous

Deliberations

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App. 2827-19 – Empire Auto Wholesalers – appeal of Enforcement Order issued by the Town ZEO for operating in violation of approved Special Exception site plan on property located at 280 Sullivan Avenue, Industrial zone.

Board members were in agreement that control and identification of the cars being parked on Empire's lot would be difficult given the setup of the property, but that based on the evidence presented by the ZEO and their own observations, there were consistently more cars being displayed than had been approved.

Motion to: support enforcement order as applied

Made by: Board Member Kilburn

Second: Board Member Carty

Motion: Carried

Vote: Unanimous

Approval of Minutes

Motion to: approve minutes of January 3, 2019

Was made by Board Member Carty

Seconded by Board Member Kupchunos

The motion: Carried

Vote: Unanimous

New Business: none

Old Business: none

Correspondence: none

Adjournment:

Motion to: adjourn the meeting at 8:41 pm

Was made by Board Member Kilburn

Seconded by Board Member Carty

The motion: Carried

Vote: Unanimous

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: March 7, 2019