

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

Minutes

1

September 3, 2020

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

ALTERNATES PRESENT: Jon Stengel

STAFF PRESENT: Pamela Oliva, Zoning Enforcement Officer
Michael Lehmann, IT Technician
Donna Thompson, Recording Secretary

Chairman Steven Carty called the public hearing to order at 7:45 pm.

Chair Carty read the following comments into the record:

"This is a WEBex call, that is being live-streamed on our website as well as local Channels, and we are operating under the following procedures:

- *This session is being audio-recorded and video recorded.*
- *To ensure sound quality, the default rule for this meeting is that everyone will remain on mute.*
- *Commissioners and staff will generally remain on mute except when speaking or voting, and will generally be keeping video of themselves on throughout the meeting.*
- *Applicants should feel free to leave their video on or off. However, they will be asked to turn on their video when speaking.*

The public can provide public comments by email and/or phone. The email address and phone number with meeting code can be found on the front of our agenda.

- *During public comment, all of the normal rules, including stating and now spelling your name, still apply*
- *If you are speaking at this meeting and have an exhibit to submit to the commission, which was not distributed in advance of the meeting with the rest of the materials, please indicate that you wish to submit an exhibit. You will need to hold it up to the camera so that the commission and all members of the public may review it. In addition, you will be required to email the exhibit, or take a photograph of it and email it, to planningzoningcomments@southwindsor-ct.gov, and it will be included in the permanent records of the commission.*
- *Members of the public may only speak during public participation for an item not on the agenda and during the public hearing comment period.*
- *Lastly, a reminder to the public on the phone to press *3 to indicate that you want to speak and # to get back to the main menu.*

Pam Oliva read the legal notice as posted on the Town of South Windsor website on August 18, 2020.

Public Hearing

App. 2843-20 – Meyer Gage Company Inc – request for an area variance to Table 4.1.6A to allow a building lot (1.587 acres) smaller than the required minimum lot size (5 acres required) on property located at 200 and 230 Burnham Street, I-291 Corridor zone.

Peter DeMallie, Design Professionals, presented the application. Rachel Meier, Design Professionals, assisted with the presentation exhibits. Because the variance requests are for three combined properties, Mr. DeMallie gave one presentation covering all aspects of both variances on all three properties involved.

The existing configuration has a parking lot on one parcel, two buildings and parking on the second parcel and part of one building and undeveloped land on the third parcel. The proposed lot line modifications create two parcels from the existing three. One parcel (200 and 230) would contain the parking lot and one of the buildings, and would be known as 220 Burnham Street. The other parcel (210 and 230) would contain the other building, parking and the undeveloped land, and be known as 230 Burnham Street. The lot line modifications would create two undersized lots based on current regulations, clear up some existing non-conformities and make the properties less non-conforming than they are presently. The requested variances are needed due to the change in zoning regulations after the properties were developed. All three properties are owned by the same person. The business they own will remain at the current 230 Burnham Street address. The 220 Burnham Street parcel, which has been leased in the past, could then be sold or leased to a new tenant. Deeds will then be recorded for each of the two newly created parcels – 220 Burnham Street and 230 Burnham Street. The A2 Survey Map, entitled Property Survey Lot Line Modification Meyer Gage Co Inc 200, 210, 220, 230 Burnham Street, South Windsor, CT, prepared by Design Professionals, will be recorded as well.

Motion to: close public hearing at 8:20 pm

Made by: Board Member Dabrowski

Second: Board Member Appleton

The motion: Carried

Vote: Unanimous

App. 2844-20 – Meyer Gage Company Inc – request for an area variance to Table 4.1.6A to allow a building lot (3.957 acres) smaller than the required minimum lot size (5 acres required) on property located at 210 and 230 Burnham Street, I-291 Corridor zone

Peter DeMallie, Design Professionals, presented the application. Rachel Meier, Design Professionals, assisted with the presentation exhibits. Because the variance requests are for three combined properties, Mr. DeMallie gave one presentation covering all aspects of both variances on all three properties involved.

The existing configuration has a parking lot on one parcel, two buildings and parking on the second parcel and part of one building and undeveloped land on the third parcel. The proposed lot line modifications create two parcels from the existing three. One parcel (200 and 230) would contain the parking lot and one of the buildings, and would be known as 220 Burnham Street. The other parcel (210 and 230) would contain the other building, parking and the undeveloped land, and be known as 230 Burnham Street. The lot line modifications would create two undersized lots based on current regulations, clear up some existing non-conformities and make the properties less non-conforming than they are presently. The requested variances are needed due to the change in zoning regulations after the properties were developed. All three properties are owned by the same person. The business they own will remain at the current 230 Burnham Street address. The 220 Burnham Street parcel, which has been leased in the past, could then be sold or leased to a new tenant. Deeds will then be recorded for each of the two newly created parcels – 220 Burnham Street and 230 Burnham Street. The A2 Survey Map, entitled Property Survey Lot Line Modification Meyer Gage Co Inc 200, 210, 220, 230 Burnham Street, South Windsor, CT, prepared by Design Professionals, will be recorded as well.

Motion to: close public hearing at 8:21 pm
Made by: Board Member Kupchunos
Second: Board Member Dabrowski
The motion: Carried
Vote: Unanimous

Deliberative Session

App. 2843-20 – Meyer Gage Company Inc – request for an area variance to Table 4.1.6A to allow a building lot (1.587 acres) smaller than the required minimum lot size (5 acres required) on property located at 200 and 230 Burnham Street, I-291 Corridor zone.

Board members felt the application was presented well and cleans up a number of non-conformities on both properties. The granting of the variances would make the non-conforming properties less non-conforming.

Hardship: change in zoning regulations after development of property

Motion to: approve Appl 2843-20 with the condition that the deeds for both new properties are recorded and that the Mylar for the A2 Survey Map, entitled Property Survey Lot Line Modification Meyer Gage Co Inc 200, 210, 220, 230 Burnham Street, South Windsor, CT, prepared by Design Professionals, be recorded as well

Made by: Board Member Kupchunos
Second: Board Member Dabrowski
The motion: Carried
Vote: Unanimous

App. 2844-20 – Meyer Gage Company Inc – request for an area variance to Table 4.1.6A to allow a building lot (3.957 acres) smaller than the required minimum lot size (5 acres required) on property located at 210 and 230 Burnham Street, I-291 Corridor zone

Board members felt the application was presented well and cleans up a number of non-conformities on both properties. The granting of the variances would make the non-conforming properties less non-conforming.

Hardship: change in zoning regulations after development of property

Motion to: approve Appl 2844-20 with the condition that the deeds for both new properties are recorded and that the Mylar for the A2 Survey Map, entitled Property Survey Lot Line Modification Meyer Gage Co Inc 200, 210, 220, 230 Burnham Street, South Windsor, CT, prepared by Design Professionals, be recorded as well

Made by: Board Member Kupchunos
Second: Board Member Dabrowski
The motion: Carried
Vote: unanimous

Approval of Minutes

Motion to: approve minutes of July 2, 2020
Was made by Board Member Appleton
Seconded by Board Member Dabrowski
The motion: Carried
Vote: Unanimous

New Business: Request from Board Members to have a training session. Pam Oliva will follow-up on this request.

Old Business: none

Correspondence: none

Adjournment:

Motion to: adjourn the meeting at 8:34 pm
Was made by Board Member Dabrowski
Seconded by Board Member Kupchunos
The motion: Carried
Vote: Unanimous

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: May 6, 2021