

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

Minutes

1

April 7, 2016

MEMBERS PRESENT: Teri Dickey-Gaignat, James Kupchunos, Steven Carty, Wayne Kilburn

ALTERNATES PRESENT: Elizabeth McGuire, sitting for Joseph Etter

STAFF PRESENT: Michele Lipe, Director of Planning
Donna Thompson, Recording Secretary

The following are motions made during the April 7, 2016 Public Hearing/Regular Meeting.

Chairperson Dickey-Gaignat called the public hearing to order at 7:38 pm in the Council Chambers.

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

Public Hearing

Appl. 2790-16 – Gilbert and Jennifer Childree - request for a 4 ft variance to Table 3.1.2A to allow construction of a second garage bay to an existing garage 36 ft from the front property line (40 ft required) at 62 High Tower Road, A-20 zone. – **postponed until May 5, 2016. Sign was not posted for the required 10 days; lack of required abutter notification**

Appl. 2791-16 – Kenlin LLC - request for a 33 foot variance to Table 4.1.6A to allow a 7,200 square foot addition to a non-conforming structure 17 feet from the northwest corner of Sullivan Avenue and John Fitch Boulevard (50 feet required) on properties located at 15 Commerce Way and 48 Sullivan Avenue, I (Industrial) zone.

Presentation of the application was made by Peter DeMallie of Design Professionals, Inc. Mr. DeMallie reviewed the details of the 2014 approval of a variance for All Phase, the current owner of the property. If this variance application for Kenlin is approved, Kenlin will then take possession of the property. A variance for the proposed addition is due to the taking of land by the State to widen Sullivan Avenue and the increase of the setback required from 35 feet to 50 feet. The addition is smaller than that approved for All Phase and will be farther from the residential property line of the Kelly's, whose land abuts this parcel, though Kenlin has agreed to plant arborvitae as an increased buffer area. There will be less impact to the area and jobs added to the company. Access will only be from Commerce Way. The additional parking can only be added where proposed due to logistics – need for turn around room, etc. for the trucks entering and leaving the loading dock area. Hours of operation would generally be until 5:00 pm Monday – Friday. There is no expected truck traffic increase into the facility.

Mr. DeMallie stated that South Windsor's Economic Development Commission favorably received this proposal.

Along with one letter, two individuals were in favor of the Kenlin Company and their application. Thirteen residents indicated opposition to the application in person or by letter. Residents were concerned about traffic and the appearance of the area.

Motion to: close public hearing at 9:18 pm
Was made by Commissioner Kilburn
Seconded by Commissioner Carty

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ZONING BOARD OF APPEALS**

Minutes

2

April 7, 2016

The motion: carried

Vote: unanimous

10 min break, reconvened at 9:28 pm

Appl. 2792-16 – Messiah Evangelical Lutheran Church - request for a 24 ft variance to Section 4.2.8B.3 to allow construction of a new sanctuary 41 ft from the front property line (65 ft required) on property located at 300 Buckland Road, GD (Buckland Road Gateway Development) zone.

Presentation of the application was made by Peter DeMallie of Design Professionals, Inc. This is Phase I of 3 for build out of the property, which has been the church's plan since purchasing the property in 1969. This phase is for the addition of a sanctuary and is the only part that will need a variance. The variance is needed due to the institution of wetlands regulations since the purchase of the property. There are 5 acres of wetlands at the back of the property, thus preventing the addition from being put on the back of the building. Complying with access management regulations will entail entry to the property from neighboring Staybridge Suites and there is limited space between the church and the existing wetlands for emergency access.

There was no opposition voiced against the project. The number of individuals in favor of the project either in person or by mail was 12. When asked by the church president who was in support of the addition, members of the audience totaled 17.

Motion to: close public hearing at 10:43 pm

Was made by Commissioner Kilburn

Seconded by Commissioner McGuire

The motion: carried

Vote: unanimous

2. Deliberative Session

Motion to: move deliberations for Appl 2792-16 ahead of deliberations for Appl #2791-16

Was made by Commissioner Kilburn

Seconded by Commissioner McGuire

The motion: carried

Vote: unanimous

Appl. 2792-16 – Messiah Evangelical Lutheran Church - request for a 24 ft variance to Section 4.2.8B.3 to allow construction of a new sanctuary 41 ft from the front property line (65 ft required) on property located at 300 Buckland Road, GD (Gateway Development) zone.

Motion to: approve Appl #2792-16 as submitted on plans for Phase 1, dated March 10, 2016, DPI #2558

Was made by Commissioner Kilburn

Seconded by Commissioner Kupchunos

The motion: carried

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3

April 7, 2016

Vote: unanimous

Hardship: takings by state and town, and wetlands regulations instituted after purchase of property

Appl. 2791-16 – Kenlin LLC - request for a 33 foot variance to Table 4.1.6A to allow a 7,200 square foot addition to a non-conforming structure 17 feet from the northwest corner of Sullivan Avenue and John Fitch Boulevard (50 feet required) on properties located at 15 Commerce Way and 48 Sullivan Avenue, I (Industrial) zone.

Motion to: postpone deliberations for Appl 2791-16 to May 5, 2016 meeting

Was made by Commissioner Kupchunos

Seconded by Commissioner Carty

The motion: carried

Vote: unanimous

Approval of Minutes:

Motion to: approve minutes of 1/7/2016

Was made by Commissioner Kupchunos

Seconded by Commissioner Carty

The motion: carried

Vote: unanimous

Old Business: By-laws Revisions – Tabled to next meeting

Adjournment:

Motion to: adjourn the meeting at 10:52 pm

Was made by Commissioner Kupchunos

Seconded by Commissioner Kilburn

The motion: carried

Vote: unanimous

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: July 7, 2016