

**Thomaston Zoning Board of Appeals
Meeting Minutes December 20, 2011**

Members Present: Jamie Wilson, Chairman, Robert Flanagan, Becky Skinner, Tom Langlais, Ed Eaton, Will Cummings, Alternates Matt Kamens, Christine Yoos

Others Present: Jeremy Leifert, Kerry Barbaret

Members Seated: J. Wilson, B. Skinner, T. Langlais, W. Cummins; E. Eaton

The Public Hearing opened at 7:02 pm

Agenda Item #1 - Application #2011-12-12-02 for Location of Automotive General Repair at 838 N. Main St.

Applicant: K. Barbaret

E. Eaton read CT State Statute Section 14-54, which pertains to the Board approving locations of automotive general repair businesses.

K. Barbaret explained that he will be renting 1 bay in the second building located on the same site as Superfly Motor Sports, but can rent a second bay if the State requires it. The Board reviewed the site plan.

Public Comment: None

Staff reported that there were no written communications received, but a verbal communication was received from K. Cote, an abutting property owner, who wanted to let the Board know that she does not object to the application, but does not want anyone to park on her property. K. Cote also wanted to let the Board know that Superfly Motor Sports never posted the no parking signs required as part of their approval.

A motion was made by R. Flanagan and seconded by T. Langlais to close the Public Hearing at 7:17 pm. Motion unanimously passed.

A motion was made by B. Skinner and seconded by R. Flanagan to grant the location of a motor vehicle repair. Motion unanimously passed.

Regular Meeting convened at 7:20 pm.

Minutes:

November's minutes will be approved at the next meeting to allow details of the Public Hearing to be added to them.

A motion was made by B. Flanagan and seconded by B. Skinner to amend the agenda to discuss the acceptance of applications. Motion unanimously passed.

Discussions ensued regarding applications not being completed as required. B. Flanagan discussed setting a deadline that all the required information has to be submitted by and if all the information is not received, the application will not be accepted.

B. Flanagan discussed implementing a land use fee ordinance, which would allow estimated permits fee, legal notice fees, engineering fees, etc. to be collected from the applicant when the permit is submitted.

Old Business:

E. Eaton discussed the issue regarding the shed on Michelle Lane that was supposed to be removed a couple of years ago and asked J. Leifert for the statutes of the shed. R. Flanagan told the Board that CGS Section 8-13a states “if a building has been so situated for three years without the institution of an action to enforce such regulation, such building shall be deemed a nonconforming building in relation to such boundaries or to the area of such lot, as the case may be”.

It was the consensus of the Board that enforcement to have the shed removed cannot be pursued because the former Zoning Enforcement Officer never took action on it.

New Business: None

Communications and Bills:

J. Leifert distributed the CT Federation of P&Z Agencies quarterly newsletter and discussed an article in it regarding new liquor licenses to sell wine in gift baskets and floral arrangements per Public Act 11-250a. J. Leifert will research the Public Act and forward it to members if it pertains to ZBA.

Reports of Officers, Staff, and Committees:

J. Leifert distributed CGS Section 14-54 to the Board.

Adjournment:

A motion was made by B. Skinner and seconded by T. Langlais to adjourn at 8:00 pm Motion unanimously passed.

Respectfully submitted,

Pat Santa Maria, Recording Secretary