

Thomaston Zoning Board of Appeals
Meeting Minutes of
January 19, 2016

Members Present & Seated: Jamie Wilson, Matt Kamens, Bob Flanagan, Becky Skinner, Christine Yoos

Others Present: Jeremy Leifert, Scott Logan, Ray Neddermann, Paul Neddermann

The Public Hearing convened at 7:00 pm.

Agenda Item #1 – Application #2015-12-08-01 for a location approval of motor vehicle sales at 330 South Main St. in a GC zone

Agent(s): S. Logan

S. Logan explained that he would like to sell automobiles, that everything previously approved will remain the same, including the existing parking spaces in the front and at the back of the property, and that the vehicles for sale will be kept in the back parking spaces.

B. Flanagan commented that the Board is only reviewing the application for automotive sales, not for site plan approval.

J. Leifert confirmed that the proposed activity is allowed in the zone and that all 3 of the properties have been merged.

B. Flanagan read a letter received from the owner of the property, Hazel Rogozinski, dated and notarized January 17, 2016, allowing S. Logan to act on her behalf regarding the use of the property.

Public Comment:

R. Neddermann commented that he is concerned with the possibility of accidents because there is too much traffic on South Main St. and that sometimes it takes a long time to pull onto the road from Strawberry Park, that cars are backing out onto the road because the driveway is not properly marked as to which way to enter and exit it, and that he is also concerned with his well because cars parked in the back spaces could leak fluids.

R. Neddermann also submitted pictures of a stop sign he feels is too far off the road and a snow bank at the bottom of Strawberry Park making it hard to see the road.

P. Neddermann asked if there is supposed to be so many parking spaces per the square footage of the building because he thought there were just enough spaces in the back.

S. Logan informed the Board that the State requires the same amount of spaces for sales as for repairs and that eventually he will add additional spaces that will be shown on a new site plan.

A motion was made by B. Flanagan and seconded by B. Skinner to close the Public Hearing on Application #2015-12-08-01 for a location approval for motor vehicle sales at 330 South Main St. in a GC zone. Motion unanimously passed.

REGULAR MEETING:

Minutes:

A motion was made by C. Yoos and seconded by B. Flanagan to accept the minutes as presented. Motion passed 4-0-1 abstention by J. Wilson.

Old Business:

Agenda Item #1 – Deliberation on Application #2015-12-08-01 for a location approval of motor vehicle sales at 330 South Main St. in a GC zone

B. Skinner commented that the concerns raised tonight by Mr. Neddermann are site plan concerns that the Zoning Commission will have to address.

A motion was made by B. Skinner and seconded by C. Yoos to approve Application #2015-12-08-01 for location approval of motor vehicle sales at 330 South Main St. in a GC zone, pursuant to State General Statute 14-54B. Motion unanimously passed.

New Business:

Agenda Item #1 – Discussion of Verrilo case and impacts on variance applications.

J. Leifert distributed the Verrilo case for review and explained that it re-affirms what is required for a variance and what constitutes a hardship.

B. Flanagan commented that it also says variances need to be granted sparingly.

A motion was made by B. Flanagan and seconded by C. Yoos to amend the agenda to add discussion of legal notices to New Business. Motion unanimously passed.

B. Flanagan discussed seeing a legal notice in the paper last week from an application the Board approved in June and that the Board's actions need to be published within 15 days of the action.

J. Leifert told him that the running of the decision was overlooked and that it was published as soon as he realized it.

Communications and Bills: None

Reports of Officers, Staff, and Committees: None

Adjournment:

A motion was made by C. Yoos and seconded by B. Skinner to adjourn at 7:47 pm. Motion unanimously passed.

Respectfully submitted,

Pat Santa Maria,
Recording Secretary