

**ZONING BOARD OF APPEALS  
MINUTES  
Regular Meeting  
December 10, 2018**

**REGULAR MEETING AT 7:30 P.M.**

**MUNICIPAL CENTER  
ROOM 304  
Council Chambers**

**PRESENT:** R. Bonola, B.Ouellette, P. Autunno, J. Autunno, R. Macellaro (alternate)

**STAFF:** John Bossi, Town Engineer, Garrett Daigle, Assistant Planner,  
Deb Tompkins, Town Council Liaison

**ABSENT:** J. Ricci (alternate)

**I. ROLL CALL**

J. Ricci had an excused absence.

**A motion was made by:** J. Autunno to elevate the alternate.

**Seconded by:** B. Ouellette

**All in Favor 4 to 0**

**Motion Passes**

**II. UNFINISHED BUSINESS**

None

**III. PUBLIC HEARINGS**

1. **Application #18-11-02 – Bath and Body Works of Plainville seeks a variance to Article 4, Basic Standards, Section 4.03 Signs, subsection 4 Signs in Commercial and Industrial Zones, Paragraph a2 to permit fifty-one (51) square feet of attached signage where 25.67 square feet is permitted for a new establishment located at 276A New Britain Avenue, Bath and Body Works.**

William Galske was present for the applicant. He explained that DSW is relinquishing some of their space to Bath and Body Works.

There were no residents present to speak for or against the application.

P. Autunno closed the public hearing.

**2. Application 18-12-01 – Maple Avenue Repair Service, LLC. Seeks an auto location approval for a limited automobile repair license as required by Section 15-54 of the Connecticut General Statutes for a property located at 191-193 East Street.**

Salim Khan was present to explain his request. He explained that he will use this location to house his towing vehicles to allow him to respond quickly to the police calls after accidents.

The Board members asked questions. P. Autunno opened up the hearing to allow the residents that are present to speak.

1. Letter of opposition received from Maple Leaf Condominiums, resident also present at meeting.
2. Matt Einsworth, Maple Leaf Condominium Association President, opposed. Concerned about noise at all hours, lighting
3. Eric Kucharczyk, owner Oakland Developers, 307 East Street, opposed. His tenants are located within 10 feet of the proposed location. Concerned about noise, lights.

Once everyone had a chance to speak P. Autunno closed the public hearing.

**3. Application #18-12-02 – Powerhouse Motorsports, LLC. seeks an auto location approval for a used car dealership license as required by Section 15-54 of the Connecticut General Statutes for a property located at 151 East Street.**

The applicant presented the application. He explained that they will be selling and repairing motorcycles and cars.

The board asked the applicant questions.

1. Salim Khan, 784 Old Colony Road Meriden CT in favor, this location has always been a car dealership thinks it is a good proposal.
2. Steve Parsons, in favor, same use as when he owned it.

There was no one else to speak for the application. P. Autunno closed the public hearing.

#### **IV. NEW BUSINESS**

1. **Application #18-11-02 – Bath and Body Works of Plainville seeks a variance to Article 4, Basic Standards, Section 4.03 Signs, subsection 4 Signs in Commercial and Industrial Zones, Paragraph a2 to permit fifty-one (51) square feet of attached signage where 25.67 square feet is permitted for a new establishment located at 276A New Britain Avenue, Bath and Body Works.**

**A motion was made to bring the application to the table by:** J. Autunno

**Seconded by:** R. Macellaro

The board discussed the application. They all agree that it is a reasonable request. The Board agrees that this is a reasonable request as other stores in the area have also been granted variances for signage.

**All in Favor 5 to 0**

**Motion Passes**

2. **Application 18-12-01 – Maple Avenue Repair Service, LLC. Seeks an auto location approval for a limited automobile repair license as required by Section 15-54 of the Connecticut General Statutes for a property located at 191-193 East Street.**

The board discussed the application. The board understands the concerns of the residents located in the proximity of the location, but there has always been a business there. It is zoned to allow for this type of business to be located there.

**A motion was made to bring the application to the table by:** J. Autunno

**Seconded by:** R. Macellaro

**All in Favor 4 to 1**

**Motion Passes, B. Ouellette opposed**

3. **Application #18-12-02 – Powerhouse Motorsports, LLC. seeks an auto location approval for a used car dealership license as required by Section 15-54 of the Connecticut General Statutes for a property located at 151 East Street.**

**A motion was made to bring the application to the table by:** B. Ouellette

**Seconded by:** R. Macellaro

The board discussed the application. The board agrees that it is a reasonable request. This location was the old Parson's Buick. This type of business will be suited to be there.

**All in Favor 5 to 0**

**Motion Passes**

**4. Election of Vice Chairman**

**A motion was made by:** B. Ouellette to elect J. Autunno as Vice Chairman of the Zoning Board of Appeals.

**Seconded by:** R. Macellaro

**All in Favor 5 to 0**

**Motion Passes**

**V. MINUTES**

**Motion to approve the minutes of November 12, 2018 as written by:** J. Autunno

**Seconded by:** R. Bonola

**All in Favor 5 to 0**

**Minutes Approved**

**VI. EXECUTIVE SESSION**

None

**VII. BILLS AND COMMUNICATIONS**

None

**VIII. ADJOURNMENT**

**Motion to adjourn by:** J. Autunno

**Seconded by:** R. Macellaro

**All in Favor 4 to 0**

**Motion Passes, meeting adjourned at 8:37 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom

Recording Secretary

**ZBA 12-10-18**