

MEMBERS PRESENT: Chairman Laurie Robinson; Patrick Reading, Michael Solis, Bob Setschinsky and Jason Radachy; Stan Soby, Board of Selectmen Liaison; Staff: Randy Benson, Gail Therian, Clerk

MEMBERS ABSENT: None

1. CALL MEETING TO ORDER.

Chairman Robinson called this meeting to order at 7:00 p.m.

2. ADDITIONS TO AGENDA None

3. PUBLIC HEARINGS - None

4. PENDING APPLICATIONS

- A. ZBA#14-002, Karin Knabel Graphik Identities, Applicant; Michael O'Brien/Owner, for property located at Keystone Shoppes, LLC of 179 Linwood Avenue, Tax Map # 11, Lot #028, Commercial Zone. Applicant is requesting a variance to § 16.6.7 to install a sign on the side of the building. (Receive and Public Hearing closed on 11/18/14)

Chairman Robinson stated that the voting members on this application were: Patrick Reading, Michael Solis, Bob Setschinsky, Jason Radachy and herself. M. Solis submitted an affidavit stating that he had reviewed the audio portion of the November 18, 2014 meeting and had reviewed the materials and said that he was familiar with application ZBA#14-002 and could take part in the deliberations and vote. Chairman Robinson said that the Public Hearing was closed on November 18, 2014. Updated Exhibit lists were distributed to all members.

Discussions were held on how the Board acted on similar applications in the past. The Board discussed the uniqueness of the request for extra signage because the use is an Urgent Care facility. The Board considered the need for the sign on the side of the building for the public health and safety of the public. Board members questioned Section 18.2.1.B of the Zoning Regulations, that the hardship is not the result of the applicant's own action. Chairman Robinson asked the Board members to send her any additional questions regarding this application and she will forward them on to Staff. She also asked for additional information regarding determining a hardship sent to Board members.

Motion by: P. Reading
to hold a Special meeting on Tuesday, January 13, 2015 for the purpose of discussing ZBA#14-002.

Second by: B. Setschinsky

Vote: Motion carried unanimously

Motion by: P. Reading
to table discussion on ZBA#14-002 to the Special meeting on January 13, 2015.

Seconded by: J. Radachy

Vote: Motion carried unanimously

5. Minutes of Previous Meeting – Minutes Regular Meeting October 21, 2014 and November 18, 2014

Motion by: P. Reading
to approve the minutes of the Regular Meeting of October 21, 2014 as presented.

Second by: B. Setschinsky

Vote: Motion carried unanimously.

Motion by: P. Reading
to approve the minutes of the Regular Meeting of November 18, 2014 as presented.

Second by: J. Radachy

Vote: Abstentions: M. Solis All others in favor Motion carried.

6. Applications Received: - None

7. Old Business – None

8. New Business/Applications Received



A. Election of officers for 2015

Motion by: P. Reading
to nominate L. Robinson as Chairman.

Second by: M. Solis

Motion by: M. Solis

Second by: P. Reading
to close nominations for Chairman

Vote: **Unanimous**

Vote taken on original motion to nominate L. Robinson as Chairman. **Motion carried unanimously**

Motion by: L. Robinson
to nominate P. Reading as Vice Chairman.

Second by: B. Setschinsky

Motion by: M. Solis

to close nominations for Vice Chairman

Second by: B. Setschinsky

Vote taken on original motion to nominate P. Reading as Vice Chairman. **Motion carried unanimously**

9. Zoning Enforcement Officer's Report - None

10. Correspondence

A. Letter for Withdrawal of ZBA#14-001

The Board members received and accepted the withdrawal letter of ZBA#14-001.

11. Adjournment

Motion by: B. Setschinsky
to adjourn the meeting at 9:29 p.m.

Second by: P. Reading

Vote: **Motion carried unanimously**

Gail N. Therian, Clerk