

MEMBERS PRESENT: Chairman Laurie Robinson; Patrick Reading, Bob Setschinsky and Jason Radachy; Stan Soby, Board of Selectmen Liaison Staff: Randy Benson, Planning Director; Daphne Schaub, Assistant Planner/Zoning Enforcement Officer; and Gail Therian, Clerk

MEMBERS ABSENT: Michael Solis

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 –**

- A. **ZBA#16-004, Uz-Mah Ltd. LLC, Applicant/Owner**, for property located at 127 Old Hartford Road, Tax Map # 15-00, Lot #062-000, Arterial Commercial Zone. Applicant is seeking location approval for a Dept. of Motor Vehicles Dealers /Repairers license.

D. Schaub read the Public Hearing legal notice published in the Rivereast on October 7 and October 14, 2016.

Chairman Robinson asked the members of the audience if anyone had any concerns or comments about the members of the Board that were seated for the Public Hearing. No comments were made. She went on to explain the Public Hearing procedure. She stated that the voting members for this evening on this application were: L. Robinson, P. Reading, B. Setschinsky and J. Radachy.

Charles Dutch, Dutch and Associates, representing the applicant said that the proposed use for the site is a Meineke Repair Shop. There has been a zone change and a Site Plan application approved for the site by the Planning and Zoning Commission. The proposed location was approved by the State of Connecticut Department of Transportation in their letter dated September 16, 2016. The last step in this process is to receive approval from the Zoning Board of Appeals so the applicant can apply to the Department of Motor Vehicles to obtain a Dealers/Repairers license.

R. Benson told the Board the owner is getting ready to start the reconstruction of the building. He said that this is a relocation of the Meineke Repair Shop located on Norwich Avenue.

Speaking in Favor: - No one spoke

Speaking in Opposition - No one spoke

Motion by: J. Radachy
to close the Public Hearing on ZBA#16-004.
Second by: B. Setschinsky
Vote: **Motion carried unanimously.**

4. **PENDING APPLICATIONS –**

- A. **ZBA#16-004, Uz-Mah Ltd. LLC, Applicant/Owner**, for property located at 127 Old Hartford Road, Tax Map # 15-00, Lot #062-000, Arterial Commercial Zone. Applicant is seeking location approval for a Dept. of Motor Vehicles Dealers /Repairers license.

Motion by: J. Radachy
to grant location approval per CGS14-54(b) for the dealing and repairing of motor vehicles and ZBA application ZBA#16-004, Uz-Mah Ltd, LLC, Applicant/owner, for property located at 127 Old Hartford Road, Tax Map #15-00, Lot#062-000, Arterial Commercial Zone for the following reasons:

- A. The site is a significant distance from the nearest church, school and theater so there should be no impacts to these uses.
- B. The site is approximately 1600 feet from the nearest park and there is no direct access to the park.
- C. The site is located on a state road with adequate sight lines and access, approved by the State of CT DOT and the P&Z Commission, and does not pose any traffic hazards in the area.
- D. The proposed licensing will have little effect on the area as site has been used in the past as a Commercial use and is across the street from a car dealer.

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Second by: P. Reading
Vote: **Motion carried unanimously.**

5. Minutes of Previous Meeting – Minutes of the Regular Meeting July 19, 2016

Motion by: P. Redding
to approve the minutes of the July 19, 2016 Regular Meeting as written.
Second by: J. Radachy
Vote: **Motion carried unanimously**

6. APPLICATIONS RECEIVED: - None

7. OLD BUSINESS – None

8. NEW BUSINESS/APPLICATIONS RECEIVED

A. **Approval of Meeting Dates for 2017**

Motion by: B. Setschinsky
to approve the proposed meeting dates for 2017.
Second by: J. Radachy
Vote: **Motion carried unanimously**

9. CORRESPONDENCE – None

10. ADJOURNMENT

Motion by: J. Radachy
to adjourn the meeting at 7:20 p.m.
Second by: P. Reading
Vote: **Motion carried unanimously**

Gail N. Therian, Clerk