

Zoning Board of Appeals

Minutes

July 8, 2014

The following members were present: Grohs, Judd, Ackerman, Harris, Rayner Alt. Kuhn, Scharr, Atty. Sylvia Rutkowski The Board on motion by Harris, seconded by Rayner, the minutes of June 17, 2014 were approved.

The Board held a hearing on the following cases:

14-4 George C. Bartlett, Jr. 24 Hemlock Terrace, Deep River, CT., 06417 and John S. Bennet, Esq., Agent, P.O. Box 959 Essex, CT., 06426, property located at 444 Main St., Deep River, Ct., Lot # 9, Tax Map # 59 Zone Turnpike Industrial Variance of 12.5.3, reduction of front yard set back from 50 feet to 30 and 12.6.1, variance to eliminate required island for parking area in rear of property.

14-5 George G. Bartlett, Jr., 24 Hemlock Terrace, Deep River, Ct. 06417 and John S. Bennet, Esq., Agent, P.O. Box 959, Essex, CT., 06426 to locate a used car dealer ship on property located at 444 Main St., Deep River, CT., 06417.

On motion by Judd, seconded by Harris, the call was approved.

The Chairman asked if anyone wished to recuse himself other than the Chairman. Hearing none the Chairman moved that Alt. Scharr replace Grohs, approved, the Chairman then turned the proceedings over to Vice Chairman Ackerman

Donald Carlson presented the case on behalf of the applicant. He explained the need for the variances. Atty. Bennet added that it was an odd shaped lot, had been a dealership in the past, and other car dealers were across the street

No one spoke against the application.

There were no letters.

After some discussion by the Board, and a motion by Judd, seconded by Scharr, the variances were unanimously approved.

The following reasons were given:

1. There was no objection from any abutting property owner.
2. No additional property could be purchased.
3. The characteristics of the property precludes locating the parking lot anywhere else
4. The variances will not substantially affect the comprehensive plan of zoning.

On motion by Rayner, seconded by Harris, the reasons were unanimously approved.

The Board then took up the consideration of 14-5 on the granting of a used car dealership on the property. Atty. Rutkowska explained the rules of the state and the role of the ZBA in processing this application. The Board moved to approve the location of the car dealership, pursuant to Connecticut general statute 14-54 and for that limited purpose, having made due consideration to the suitability of the location, the proximity of schools, churches and theaters, traffic conditions, the width of the highway and the effect on public travel.

Atty. Bennet Concurred on all the conditions. On motion by Harris, seconded by Rayner, the application was unanimously approved for the location and limited to 14.54.

Meeting adjourned at 8:07 p.m.

Respectively submitted,


Donald R. Grohs, Chairman