

**ZONING BOARD OF APPEALS
TOWN COUNCIL CHAMBERS
JUNE 27, 2013
TOWN OF EAST HARTFORD
740 MAIN STREET
EAST HARTFORD, CT 06108**



REGULAR MEETING

The Regular Meeting of the Zoning Board of Appeals was called to order by Chairman Richard Torpey at 7:30 p.m. in the Town Council Chambers.

PRESENT: Chairman Richard Torpey; James McElroy; Richard DeCrescenzo;
David Repoli; Alternate Eddie Camejo; Alternate Carl Smith.
Also Present: Gary Zalucki, Assistant Zoning Official.

ABSENT: Lou Ramos (excused); Alternate Carol Noel (excused).

I. Chairman – Call to Order

Chairman Torpey began the meeting with the Pledge of Allegiance and a reminder to the audience of the Fire Exits.

II. HEARING OF ITEMS TO COME BEFORE THE BOARD; CALL OF ITEMS.

1. Kevin Leonard, agent for Freemont Prestige I, LLC, **311 Prestige Park Road**, Requests a variance from Section 209.3 Parking, to reduce the amount of required parking from 487 to 165 spaces. **(Zone I-3)**
2. Donald and Marie Hallquist, **35 Farnham Drive**, Request a variance from Section 302.5(c) Yards to build a 14 x 20 deck on the rear of the house requiring a 13 ft. variance. **(Zone R-2)**
3. Harry Ravalese, **456 Main Street**, Requests a variance from Sections 210.5(c)(1) & 210.6(d)&(e), Signs to permit 2 signs painted directly on the wall of the business, totaling 4 signs and an additional 140 sq. ft. of signage. **(Zone B-2)**.

Recess – [5 minutes]

III: HEARINGS DISCUSSION AND BOARD DECISIONS:

1. Kevin Leonard, agent for Freemont Prestige I, LLC, **311 Prestige Park Road**, Requests a variance from Section 209.3 Parking, to reduce the amount of required parking from 487 to 165 spaces. **(Zone I-3)**

Chairman Richard Torpey appointed Alternate Carl Smith as a voting member for this application.

David Repoli made a motion to approve the application as submitted. Seconded by Richard DeCrescenzo.

David Repoli stated he is always pleased to see new business come to town.

Carl Smith stated that the regulation needs to be reviewed when it requires to have 200 additional parking spaces than needed.

Gary Zalucki informed the Commission that the legal ad will reflect the 317 to 165 spaces.

Approved 5:0

Reason # 2 Relief can be granted without impairment to the integrity of the zoning regulations.

2. Donald and Marie Hallquist, **35 Farnham Drive**, Request a variance from Section 302.5(c) Yards to build a 14 x 20 deck on the rear of the house requiring a 13 ft. variance. **(Zone R-2)**

Chairman Torpey appointed Alternate Eddie Camejo as a voting member for this application.

James McElroy made a motion to approve the application as submitted. Seconded by Eddie Camejo.

James McElroy stated the property has a hardship with the home close to the rear property line. To add this additional footage to the deck is acceptable.

Approved 5:0

Reason #7 The variance is in harmony with the general intent of the comprehensive plan and not contrary to the public welfare.

3. Harry Ravalese, **456 Main Street**, Requests a variance from Sections 210.5(c)(1) & 210.6(d)&(e), Signs to permit 2 signs painted directly on the wall of the business, totaling 4 signs and an additional 140 sq. ft. of signage. **(Zone B-2)**.

Chairman Torpey appointed Alternate Carl Smith as a voting member for this application.

Chairman Torpey made a motion to deny the application as submitted. Seconded by James McElroy.

Chairman Torpey stated for the record that if this application got approved businesses would line up looking for signage variances.

James McElroy stated that a smaller sign would be acceptable. The problem is not the painting of the sign on the building but the number of signs on the building.

Alternate Carl Smith had a concern with paint on the building but stated they can paint a sign on plywood and adhere it to the building. Further this regulation should be reviewed by Planning and Zoning.

Alternate Eddie Camejo stated that the owner of the building is paying the penalty for someone else's mistake.

Denied 5:0

Reason #2 The applicant did not prove hardship under the law.

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| IV. OLD BUSINESS | None. |
| V. NEW BUSINESS | None. |
| VI. MISCELLANEOUS | |
| VII. APPROVAL OF ZBA MINUTES FOR THE REGULAR MEETING May 30, 2013 | |
| David Repoli made a motion to approve the minutes of May 30, 2013 as distributed. Seconded by Carl Smith. Approved. | |

VIII. PAYMENT OF BILLS – June 27, 2013

ZBA Clerk

\$100.00

Chairman Torpey made a motion to pay the clerk for the June 27, 2013 meeting. Seconded by Richard DeCrescenzo. Approved.

IX. ADJOURNMENT

Prior to adjournment, Chairman Torpey wished everyone a happy and safe 4th of July.

There being no further business a motion was made by David Repoli to adjourn the meeting at 8:18 p.m. Seconded by Eddie Camejo. Approved.

The next regular meeting of the Zoning Board of Appeals is scheduled on Thursday, July 25 , 2013.

Respectfully submitted,

Theresa Godreau