

TOWN OF NEW BOSTON
NEW BOSTON ZONING BOARD OF ADJUSTMENT
Minutes of 2016
December 20, 2016

The meeting was called to order at 7:18 p.m. by Zoning Board of Adjustment Member Ken Clinton. Present were regular members Greg Mattison, Doug Martin, and Phil Consolini. Also present was Zoning Board of Adjustment Clerk Valerie Diaz.

WOJDYLA, JOHN

Application for Special Exception

Location: North Mast Road

Tax/Map Lot # 3/68

Commercial "COM" District

Present in the audience was John Wojdyla.

Ken Clinton read the public notice and thanked the applicant for his patience while waiting for a quorum of the Board to arrive.

Ken Clinton invited the applicant to explain his application to the Board. John Wojdyla stated that he had been in the automotive repair business in the Town of New Boston for the last 19 and 1/2 years. He continued that he wanted to change gears and add auto sales to his business.

John Wojdyla pointed to the plan he provided and explained that he did not intend to increase the number of approved parking spaces.

Ken Clinton asked for confirmation that sales would be completed by appointment. John Wojdyla answered that in today's market, most auto sales were completed over the internet and therefore, the traffic entering and exiting his property would not change.

Greg Mattison asked for confirmation that the applicant did not intend on parking vehicles for-sale along the frontage of his property. John Wojdyla confirmed that he would not be parking vehicles along the frontage of his property and explained that State law prohibited him from doing so.

Ken Clinton asked for confirmation that at any given time there would be vehicles on the property being prepared, waiting to be repaired and waiting to be picked-up. John Wojdyla answered yes. Ken Clinton asked for the average number of cars on the property. John Wojdyla answered that he did not have more than two to three cars in and out of his property on any given day.

Doug Martin asked for the number of cars the garage could accommodate. John Wojdyla explained that the garage had two levels and that six cars could fit in the bottom level and four cars could fit on the main level.

Ken Clinton asked where the applicant would get the cars to sell. John Wojdyla answered that he would obtain cars from auctions.

Ken Clinton noted that vehicular sales was permitted in the Commercial District by special exception.

Doug Martin asked if the Zoning Ordinance contained parking requirements for vehicular sales. The Zoning Clerk advised that should the special exception be granted

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the applicant would be required to go before the Planning Board to amend his existing site plan and at that time parking requirements would be addressed.

Greg Mattison asked if any abutters were present in the audience; there were no abutters presents.

Greg Mattison asked if the existing signage would be changed. John Wojdyla answered that his signage options were limited due to State and Town restrictions. Greg Mattison asked if the applicant had signage for the existing business. John Wojdyla answered yes and commented that he did not think it would be a problem to re-letter the existing sign.

Ken Clinton stated that the plan submitted by the applicant was sufficient to fulfill one of the special exception requirements.

Ken Clinton asked if there were any existing zoning or building violations on the property. The Zoning Clerk answered that she was not aware of any violations.

Ken Clinton did not believe that the approval of the special exception would adversely effect the capacity of the existing or planned community facilities, the character of the area and/or increase traffic in the immediate area.

Greg Mattison asked if the applicant resided at the property. John Wojdyla answered yes.

Doug Martin asked for the gravel and paved areas to be identified on the plan; John Wojdyla identified the areas.

Greg Mattison believed that a restriction of the number of cars allowed on the property for the business should be determined in an effort to prohibit future property owners from expanding the business beyond the applicant's current intentions explained in his application. Ken Clinton suggested that a maximum of 25 cars should be allowed; 10-12 cars for sale and 8-10 cars for repairs.

Doug Martin **MOVED** to approve the special exception for John Wojdyla, Location: North Mast Road, Tax Map/Lot #3/68, Commercial "COM" District, with the following conditions:

1. Maximum of 25 vehicles onsite; 10-12 used car sales and remainder for repair business and residential use of the site.
2. The applicant shall apply for a Non-Residential Site Plan Review with the Planning Board.

Phil Consolini seconded the motion and it **PASSED** unanimously.

Greg Mattison **MOVED** to adjourn at 7:42 p.m. Ken Clinton seconded the motion and it **PASSED** unanimously.

Respectfully submitted,
Valerie Diaz, Clerk

Minutes Approved:
02/21/17