

**Minutes of the Suffield Zoning Board of Appeals
June 26, 2012-Police Station Conference Room-7p.m.**

Members Present: William Arendt, Chairman
Mark Blackaby, Vice Chairman
Renee Pacewicz
Chris Rago
Derek Donnelly-Alternate
John Schwemmer-Alternate

Absent: Susan Hastings, Secretary
Jay Presser-Alternate

Also Present: ZEO James Taylor

The proceedings of this meeting were voice recorded.

I. CALL TO ORDER

Chairman Arendt called the June 26, 2012 meeting to order at 7:00 p.m., and then asked the recording secretary to read into the record the legal notice published in the Journal Inquirer on June 15, 2012 and June 22, 2012. Chairman Arendt welcomed John Schwemmer, the new alternate member to the Board, and then read into the record all the voting members for the June meeting.

II. PUBLIC HEARING

Application # 11-12-16

Dan Carnevale, 709 Thompsonville Road, Suffield, CT, requests a west side yard variance from the required 20 feet to 17 feet for an addition to the existing garage. Sections IV.M. and XIII.B.2. apply.

Chairman Arendt designated the following voting members: Himself, Mr. Blackaby, Mrs. Pacewicz, Mrs. Rago, and Mr. Donnelly.

Dan Carnevale of 709 Thompsonville Road presented his application, stating that he requests a west side yard variance from 20 to 17 feet for an attached addition to his existing garage. Mr. Carnevale submitted two full size plans for the Boards review. Mr. Carnevale discussed the proposed use for the structure. Mr. Carnevale stated that his hardship is a preexisting non-conforming lot. A discussion followed, after which it was determined that there is no other location for the addition except for the west side of the existing garage. Chairman Arendt explained to the applicant the procedure that the Board follows for deliberations. A brief discussion followed, after which the Chair asked if anyone present wished to speak in favor or against the application. There were none. Chairman Arendt made the motion to close application

11-12-16, request for a west side yard variance located at 709 Thompsonville Road, seconded by Mr. Donnelly at 7:08 pm. Motion carried unanimously.

Application # 11-12-17

Northeast Community Builders, 89 South River Road, Coventry, CT requests a south side yard variance from the required 20 feet to 5 feet for the construction of a garage at 1761 Mapleton Avenue, Suffield, CT. Sections IV.M and XIII.B.2. apply.

Chairman Arendt designated the following voting members: Himself, Mr. Blackaby, Mrs. Pacewicz, Mrs. Rago, and Mr. Donnelly.

Eric Corriveau of Northeast Community Builders, Coventry, CT presented his application, stating that he requests a side yard variance from 20 to 5 feet to build a detached garage located at 1761 Mapleton Avenue. Mr. Corriveau gave a detailed description of property size and stated that because of the septic location it leaves him little room for the proposed garage. Mr. Corriveau stated that he is waiting for approval from North Central Health District [NCHD]. A discussion followed. Mr. Taylor gave a report regarding the pending approval from NCHD. A discussion followed. With nothing further the Chair asked for a motion.

Mr. Donnelly made the motion to continue the hearing for application # 11-12-17 request from Northeast Community Builders for a south side yard variance located at 1761 Mapleton Avenue to the July 31, 2012 regular meeting date, seconded by the Chair. Motion carried unanimously.

Application # 11-12-18

West Village Tire and Auto LLC, P.O. Box 382 West Suffield, CT, requests a used car dealer license at 1379 Mountain Road, West Suffield, CT 06093. Sections XIII.B.3 applies.

Presenting the application was David Sisk, Managing Member of West Village Tire & Auto, LLC of West Suffield, CT also present was John Bowne and Chris Hoppi, Members of West Village Tire & Auto, LLC, and James Romano owner of 1379 Mountain Road, West Suffield, CT. Mr. Sisk stated that he is seeking approval for a used car dealer's license to be held at 1379 Mountain Road, West Suffield which is currently being held by Mr. Romano. Mr. Sisk stated that West Village Tire & Auto, LLC will lease the property with its core use being auto repair. Mr. Sisk stated that a maximum of five [5] vehicles will be on the lot for sale at one time. A discussion followed regarding set back requirements, statutes, and signs.

Chairman Arendt asked if anyone present wished to speak in favor of the application.

James Romano of 1055 North Grand Street spoke in favor of the application.

Chairman Arendt asked if anyone present wished to speak in opposition to the application.

Patricia Sutula of 1360 Mountain Road spoke in opposition to the application with questions and concerns.

Additional discussion followed regarding the front yard setback requirement from thirty feet to fifty feet as required in the Suffield Zoning Regulations. Mr. Donnelly asked if the lease has been signed. Mr. Sisk responded, yes. Mr. Donnelly asked Mr. Sisk to reiterate the maximum amount of used cars they are proposing to have on the lot for sale at one time. Mr. Sisk responded, five [5]. Chairman Arendt explained to the applicant the procedure that the Board follows for

deliberations. Chairman Arendt made the motion to close application # 11-12-18 request for a used car dealer license located at 1379 Mountain Road, seconded by Mrs. Rago at 7:50 pm. Motion carried unanimously.

Chairman Arendt moved to enter Deliberations, Mrs. Pacewicz seconded. The meeting was voted into deliberations at 7:51 pm.

Application # 11-12-16

Dan Carnevale, 709 Thompsonville Road, Suffield, CT, requests a west side yard variance from the required 20 feet to 17 feet for an addition to the existing garage.

After a brief discussion the Board determined the hardship to be a pre existing non-conforming lot with no other viable locations. Mr. Donnelly made the motion to grant Dan Carnevale, 709 Thompsonville Road, Suffield a west side yard variance from the required 20 feet to 17 feet for an addition to the existing garage per Sections IV.M and XIII.B.2 of the Suffield Zoning Regulations, seconded by Chairman Arendt. Motion carried unanimously. Hardship: preexisting and non-conforming lot. Chairman Arendt informed the applicant that there is a fifteen [15] day appeal period and that no work should be started until the end of that period.

Application # 11-12-18

West Village Tire & Auto, LLC, P.O. Box 382 West Suffield, CT, requests a used car dealer license at 1379 Mountain Road, West Suffield, CT 06093.

A discussion regarding the conditions and statutes followed. Mr. Donnelly made the motion to grant West Village Tire & Auto, LLC approval for a used car dealer license located at 1379 Mountain Road, West Suffield with the following conditions:

1. Be in accordance with General Statutes 15-45.
2. The lot not to be used for the display of more than five [5] used cars at one time.

Seconded by Chairman Arendt. Motion carried unanimously. Mr. Donnelly moved to close deliberations

III. MINUTES

Mr. Donnelly motion to approve the minutes of the May 29, 2012 regular Zoning Board of Appeals meeting, seconded by Chairman Arendt. Motion carried unanimously. The next scheduled meeting will be held on July 31, 2012.

IV. ADJOURNMENT

The meeting adjourned at 8:00 pm

Respectfully submitted,

Susan Hastings, Secretary