

Acting Chw. Judith Pehota, Martin Reardon, Linda Reil, Robert Stefurak, Joseph DeFrancesco

BOARD MEMBERS
PRESENT

Chw. Annabel Resnisky, Evelyn Russo

BOARD MEMBERS
ABSENT

Bruce Driska, Zoning Enforcement Officer

STAFF

On motion and second by Board Members Martin Reardon and Robert Stefurak the Board approved the minutes of the April 5, 2007 regular meeting. Vote was unanimous.

ITEM 2.1
APPROVED THE
MINUTES OF THE
4/5/07 REGULAR
MEETING

Atty. Richard Carella presented the application. Discussion ensued. On motion and second by Board Members Joseph DeFrancesco the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Martin Reardon and Joseph DeFrancesco the Board granted a variance to Sections 48.04 and 48.07 with regard to allowing greater than six (6) signs, allowing for an additional pylon sign at the new entrance in excess of ten (10) feet high, and for allowing total square footage of signs not to exceed 960 sq. ft. for the Connecticut Beverage Mart Plaza located in the B-2 zone at 955 Washington Street. Vote was unanimous. Applicant/agent 3127 Berlin Turnpike Associates/Richard D. Carella ZBA2007-9

ITEM 3.1
GRANTED A
VARIANCE TO
SECTIONS 48.04
AND 48.07 WITH
REGARD TO AL-
LOWING GREATER
THAN SIX (6) SIGNS,
ALLOWING FOR AN
ADDITIONAL PYLON
SIGN AT THE NEW
ENTRANCE IN EX-
CESS OF TEN (10)
FEET HIGH, AND
FOR ALLOWING
TOTAL SQUARE
FOOTAGE OF SIGNS
NOT TO EXCEED
960 SQ. FT. FOR THE
CONNECTICUT
BEVERAGE MART
PLAZA LOCATED IN
THE B-2 ZONE AT
955 WASHINGTON
STREET

Carmen Giuliano presented the application. Discussion ensued. On motion and second by Comms. Martin Reardon and Linda Reil the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Martin Reardon and Linda Reil the Board granted a variance to Section 44.08.12A(3) with regard to the lot area for a proposed drive-thru at the Subway Restaurant located in the B-2 zone at 942 Washington Street. Vote was unanimous. Applicant/agent Iraj Tira-

ITEM 3.2
GRANTED A
VARIANCE TO SEC-
TION 44.08.12A(3)
WITH REGARD TO
THE LOT AREA FOR
A PROPOSED DRIVE-
THRU AT THE SUB-

badi/Carmen Giuliano ZBA2007-8

WAY RESTAURANT
LOCATED IN THE
B-2 ZONE AT 942
WASHINGTON
STREET

Acting Chw. Judith Pehota read a letter from Liza Frank into the record. Barun Basu, the architect, presented the application. Discussion ensued. From the public, Maria Nelson questioned how the lighting would impact the homes on Training Hill Road. Shaun Culver questioned the proposed drainage. Bangalore P. Neelakantiah, an engineer, answered Board Member Martin Reardon's question of the future number of priests by stating that for the past ten (10) years, the trend has been for bachelor priests. Atty. Ed Pazzella spoke on behalf of several neighbors of the Hindu Temple and asked where the dumpster would be moved to. Barun Basu indicated that it would be moved further away from the property lines. Atty. Ed Pazzella read five (5) conditions for the Board's consideration for approval into the record. Mr. Hurle spoke about the proposal and requested that the lights be shielded in all directions. On motion and second by Board Members Martin Reardon and Linda Reil the Board closed the public hearing. Vote was unanimous. Board Member Robert Stefurak questioned the dumpster and the lighting. Board Member Joseph DeFrancesco expressed concerns of how tall the trees would be. On motion and second by Board Members Martin Reardon and Linda Reil the Board granted a Variance to Section 60.02.21 to allow four (4) dwelling units instead of two (2) as parish houses at the Connecticut Hindu Temple located in the R-30 zone at 11 Training Hill Road with the following conditions: 1) that the proposed building indicated as "Priests' Quarters," as shown on a site plan entitled "CT Valley Hindu Temple Society 11 Training Hill Road" and dated 4/07 shall be moved or relocated twenty (20) feet to the east; 2) that two (2) staggered rows of trees, appropriate for screening, shall be planted along the entire westerly boundary of the Applicant's property with a height of six (6) feet or as recommended by a nurseryman; 3) devices will be installed wherever possible to minimize the time periods during which building and parking lot lights are illuminated and wherever possible such lighting shall be focused and/or shielded to minimize spillage and annoyance to surrounding residential properties; 4) during construction, silt fencing will be installed and maintained along the boundaries of all residential properties that may be adversely affected; 5) four (4) foot bushes, hedges or shrubs shall be planted along the edges of the large parking lot shown on said site plan to minimize glare from headlights; and 6) dumpster shall be enclosed and

ITEM 3.3
GRANTED A
VARIANCE TO
SECTION 60.02.21
TO ALLOW FOUR
(4) DWELLING
UNITS INSTEAD
OF TWO (2) AS
PARISH HOUSES
AT THE CONNEC-
TICUT HINDU
TEMPLE LOCATED
IN THE R-30 ZONE
AT 11 TRAINING
HILL ROAD WITH
CONDITIONS

landscaped consisting of shrubs four (4) to six (6) feet in height be planted around the dumpster. Dumpster is to be emptied on a frequent basis. Vote was unanimous. Applicant/agent CT Valley Hindu Temple Society/Barun Basu Associates ZBA 2007-10

Jeff Kraner spoke on behalf of the application. On motion and second by Board Members Evelyn Russo and Martin Reardon the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Martin Reardon and Joseph DeFrancesco the Board granted a variance to Section 21.02 with regard to the frontage requirements for a proposed two (2) lot subdivision of the property of Andre Blaszczyński located in the R-60 zone on the east side of Atkins Street between Sawmill Road and Boardman Lane. Vote was unanimous. Applicant/agent Andre Blaszczyński/Conklin & Soroka, Inc. ZBA2007-11

ITEM 3.4
GRANTED A
VARIANCE TO
SECTION 21.02
WITH REGARD TO
THE FRONTAGE
REQUIREMENTS
FOR A PROPOSED
TWO (2) LOT RE-
SUBDIVISION OF
THE PROPERTY
OF ANDRE
BLASZCZYŃSKI
LOCATED IN THE
R-60 ZONE ON THE
EAST SIDE OF
ATKINS STREET
BETWEEN BOARD-
MAN LANE AND
SAWMILL ROAD

There was no Old Business.

ITEM 4.1
OLD BUSINESS

There was no New Business.

ITEM 5.1
NEW BUSINESS

On motion and second by Board Members Martin Reardon and Joseph DeFrancesco the Board adjourned the meeting at 7:20 p.m. Vote was unanimous.

ITEM 6
ADJOURNMENT

Respectfully submitted,

Bruce E. Driska, CZEO
Zoning Enforcement Officer