

MINUTES OF THE CHESHIRE ZONING BOARD OF APPEALS, MEETING HELD ON MONDAY, OCTOBER 5, 2020 VIA TELECONFERENCE AT 7:30 P.M.

Present

Marion Nero, Chairman; Jackie Cianci, Secretary; John Hilzinger,

Absent: Agnes White, Christine Norton, Gerald Devine

Alternates: Douglas Noble and Ginette Ogurick

Staff: Michael Strollo, Zoning Enforcement Officer/Inland Wetlands Agent

Suzanne Simone, Inland Wetlands

I. CALL TO ORDER

Ms. Nero called the meeting to order at 7:30 p.m.

II. ROLL CALL

Ms. Cianci called the roll.

III. DETERMINATION OF QUORUM

Following roll call, a quorum was determined to be present.

IV. PLEDGE OF ALLEGIANCE

Those in attendance Pledged Allegiance to the Flag.

V. ACCEPTANCE OF MINUTES – Public Hearing/Regular Meeting

A MOTION was made by Mr. Noble to accept the minutes of the June 1, 2020 meeting. It was seconded by Ms. Cianci.

MOVED that the minutes of June 1, 2020 be approved subject to corrections, additions or deletions.

VOTE: The motion passed unanimously by those present.

VI. COMMUNICATIONS

There were no communications.

VII. PUBLIC HEARING

- | | | |
|--|-------------------|------------------------|
| 1. 4 Js Associates, LLC | 2020-10-01 | P.H. 10/05/2020 |
| <u>Highland Avenue</u> | | MAD 12/09/2020 |
| New Facility for repair and maintenance with associated parking and display | | |
| Approval in accordance with C.G.S. Chapter 246, Section 14-54 | | |

Secretary Cianci read the legal notice into the record.

The application of 4 Js Associates, LLC, c/o Stephen Giudice, Cole & Son, 876 So. Main St. Plantsville, CT 06479 for approval of location for dealer/repair on Highland Avenue, Cheshire, CT 06410, as generally shown on Assessor's Map 28, Lot 12, in an I-2 zone. Packet information is available for review on the Town website home page under: "documents distributed or displayed during virtual meetings".

Mr. Stephen Giudice stated that he was here on behalf of 4 Js Associates. The application is for a used car and body shop, a spin-off of Richard Chevrolet, located on Highland Avenue in an I-2 zone. It is an industrial zone and is an 18 ½ acre parcel of land. The proposal is for a 25,000 sq. ft. building. The facility will be a sales and body shop. The application has already been approved by Inland Wetlands and most recently by Planning & Zoning. Approval by Zoning Board of Appeals is necessary before going forward. Public water and sewer is available and there is a sanitation control plan. The goal is to be licensed by DMV. It will be a new building and a state of the art facility.

Mr. Noble asked how wetlands in the area will be mitigated.

Mr. Giudice said it would be taken care of by aligning the driveways across the street.

Mr. Noble said that was OK.

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Mr. DeWitt presented his views to the committee. He said that he was interested in adding a pool to the back yard. The side yard has leaching fields therefore he must apply for a variance.

Ms. Nero asked if there were any questions from the board.

Mr. Noble asked if Mr. DeWitt were to shift the pool toward the house would that work.

Mr. DeWitt said yes but then it would be so close to the house that they could walk out the door and right into the pool.

Mr. Noble said he wanted to check all options.

Ms. Nero then asked if there was an opposition from the neighbors and was told there was none.

Ms. Nero then said it was a unique lot seeing where the septic and leaching field are.

Ms. Nero asked if there were any other questions and was told there were none.

Ms. Nero closed the public hearing.

VIII. DECISION MAKING SESSION

- | | | |
|--------------------------------|-------------------|------------------------|
| 1. 4 Js Associates, LLC | 2020-10-01 | P.H. 10/05/2020 |
| <u>Highland Avenue</u> | | MAD 12/09/2020 |

**New Facility for repair and maintenance with associated parking and display
Approval in accordance with C.G.S. Chapter 246, Section 14-54**

Ms. Cianci read the legal notice.

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That the variance is the minimum variance that will make possible the reasonable use of the land.

The variance will not result in injury to the neighborhood or public welfare.

The scope of this variance is limited to that which is indicated in the plans and documents presented at this hearing on October 5, 2020.

Ms. Nero asked if there were any questions.

VOTE: 5-0 The motion passed unanimously by all those attending.

The variance will not become official until filed on the land records of the Town of Cheshire in the Town Clerk's office. This is the responsibility of the applicant.

XI. OTHER ZONING BOARD OF APPEALS BUSINESS

X. ADJOURNMENT

MOTION to Adjourn by Ms. Cianci and seconded by Mr.Noble at 7:58 p.m.

VOTE: The motion passed unanimously by all those present.

ATTEST:

Patricia W. Kuzmak, clerk
Zoning Board of Appeals

