

**ZONING BOARD OF APPEALS
TOWN COUNCIL CHAMBERS
APRIL 27, 2017
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 7:02 in the Town Council Chambers.

PRESENT: Members: Richard Torpey, James McElroy, David Repoli, Timothy Siggia,
Richard DeCrescenzo
Alternates: Eddie Camejo, Caroline Torres, Awet Tsegai

Also Present: Gary Zalucki, Assistant Zoning Enforcement Official

I. CHAIRMAN – Call to Order – 7:02 p.m.

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

1st applicant was running late – asked if they could be heard 2nd. Chairman had no issue, applicants were heard in reverse order.

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

1. 639-655 Main Street, LLC, **639-655 Main Street**, Requests a variance from Section 402.2(s)(1) Special Permit for restaurant with Automobile Orientated Use, to permit a Lot Area of 39, 221 sq. ft. requiring a variance of 779 sq. ft. (**Zone B-2**)

Attorney for 639-655 Main Street stated it is a legal hardship and they are going to need a variance for a drive thru restaurant and were short by a very small amount of land required.

A representative from 623 Main Street spoke in opposition, stating that the funeral home & crematory were concerned the fire Department will get repeatedly called out due to emissions from their building.

Chairman Torpey read letter from Director of Inspections and Permits, Greg Grew, stating it is a hardship because it is an unusual shape of parcel, he recommends the variance be granted.

2. Deborah Murphy, 23 Heim Road, Requests a variance from Section 214.2(e) Accessory Uses, to permit a garage of 560 Sq. ft. requiring a variance of 214 sq. ft.. (Zone R-2)

Deborah Murphy stated she would like to put up a detached garage and requires a variance of 214 sq. ft.

III. HEARINGS DISCUSSION AND BOARD DECISIONS:

1. 639-655 Main Street, LLC, 639-655 Main Street, Requests a variance from Section 402.2(s)(1) Special Permit for restaurant with Automobile Orientated Use, to permit a Lot Area of 39, 221 sq. ft. requiring a variance of 779 sq. ft. (Zone B-2)

Motion made to approve the request by James McElroy, Seconded by David Repoli

Reason #7

APPROVED 5:0

2. Deborah Murphy, 23 Heim Road, Requests a variance from Section 214.2(e) Accessory Uses, to permit a garage of 560 Sq. ft. requiring a variance of 214 sq. ft.. (Zone R-2)

Motion made to approve request made by David Repoli, Seconded by Richard DeCrescenzo.

Reason #2

APPROVED 5:0

IV. OLD BUSINESS

None

V. NEW BUSINESS – Election of Officers

Mr. Repoli nominated Richard Torpey to remain as Chairman, Seconded by Mr. Camejo, There were no other nominations, 1 vote cast in favor.

Chairman Torpey nominated Mr. McElroy for Vice Chairman, Seconded by Mr. Repoli. There were no other nominations. 1 vote cast in favor.

Chairman Torpey nominated Mr. Repoli for Secretary, Seconded by Mr. Camejo. There were no other nominations. 1 vote cast in favor.

VI. MISCELLANEOUS

None

VII. APPROVAL OF ZBA MINUTES FOR:

- A. February 23, 2017

Motion to accept made by Eddie Camejo. Seconded Caroline Torres.

APPROVED 5:0

VIII. PAYMENT OF BILLS

A. Payment of Clerk

Motion made by Timothy Siggia. Seconded by Caroline Torres.

APPROVED 5:0

XI. ADJOURNMENT

Motion to adjourn at 7:38 made by Eddie Camejo. Seconded by Caroline Torres.

APPROVED 5:0

The next regular meeting of the Zoning Board of Appeals is scheduled on Thursday, May 25, 2017.

Respectfully submitted,

Elizabeth Watson, Clerk