

**ZONING BOARD OF APPEALS
TOWN COUNCIL CHAMBERS
FEBRUARY 27, 2020
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 James McElroy at 7:00 p.m. in the Town Council Chambers.

PRESENT: Members: David Repoli, Fady El-Hachem, Nancy Vivar-Ramos, Harrison Amadasun

ABSENT: Timothy Siggia

Also Present: Gary Zalucki, Assistant Zoning Enforcement Official

I. CHAIRMAN – Call to Order – 7:00 p.m.

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

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

1. Ana DeJesus, **23 Milwood Road**, is appealing the order of the Assistant Zoning Enforcement Official to remove a recreational vehicle (boat) from the front yard of the property, a violation of Section 214.1(g)(2)(a) of the zoning regulations. **(Zone R-2)**.

Mr. Miguel Maldonado, along with Ms. Ana DeJesus, explained that the boat is parked in the driveway because there isn't enough room for him to access the back yard. The boat is normally on a slip from April to October and parked in the driveway from October to April.

2. Bigson II, LLC, **178-182 Roberts Street**, Requests Site Location Approval for a truck repair, sales and warehouse facility under Section 808.3 and C.G.S. Sections 8-6 and 14-54. **(Zone I-2)**

Mr. Ken Wilson, VP of Freightliner, explained that Freightliner is transitioning this company to East Hartford. They need a separate dealer license for this location in order to sell those vehicles they end up taking ownership of. This Site Location Approval will allow them to apply for a used car dealer license from DMV. Questions regarding hours of operation, the number of employees and the move from the Hartford location were asked by the board.

Susan Kniep spoke in opposition of the Site Location. She first asked exactly where the location will be. Mr. Zalucki showed her exactly where on the map that was. Mrs. Kniep stated that there is a nearby residential neighborhood and was concerned regarding the truck traffic and not being able to sleep with the noise. She believes that Roberts Street has too much traffic as it stands and respectfully asked that the board not approve this application.

Mr. Wilson rebutted to explain that the business hours are Monday – Friday 7:00 AM-5:00 PM. There are no plans for a second shift or a night shift. The license they need is not going to produce any additional noise or traffic to Old Roberts Street. Chairman McElroy asked questions which Mr. Wilson addressed. Ms. Ramos asked Mr. Zalucki what the zoning is in this area. Mr. Zalucki stated that it is an Industrial Zone.

Mrs. Kniep spoke again to say she has lived in East Hartford all her life. Her granddaughter is fifth generation in East Hartford. She stated this is at risk for tragedy. She spoke on behalf of the residential homes and respectively asked that the board think about how their actions will affect them and this would be a burden to residential homes.

3. Eloise McCormack, **291 Maple Street**, is appealing the order of the Assistant Zoning Enforcement Official to remove a commercial box truck parked on the property, a violation of Section 214.1(b)(2) of the zoning regulations. **(Zone R-2)**.

Ms. McCormack spoke to explain that they bought the truck not realizing it was against zoning regulations, it is a commercial vehicle in a residential zone. Mr. Zalucki explained that he received a complaint in January and went to the house and spoke with her husband. He then sent a letter stating that a commercial vehicle is not allowed to be parked in a residential zone and must be removed within 2 weeks. Mrs. McCormack didn't think it was enough time so Mr. Zalucki asked for a specific date for when the truck would be removed. Mr. McCormack also spoke on their behalf, also saying he didn't know the truck was against the regulations.

Motion was made by Mr. Repoli to break for recess. Seconded by Fady El-Hachem.

APPROVED 5:0

The Board reconvened at 7:32 p.m.

Chairman McElroy appointed Ms. Ramos and Mr. Amadasun as voting members.

III. HEARINGS DISCUSSION AND BOARD DECISIONS:

1. Ana DeJesus, **23 Milwood Road**, is appealing the order of the Assistant Zoning Enforcement Official to remove a recreational vehicle (boat) from the front yard of the property, a violation of Section 214.1(g)(2)(a) of the zoning regulations. **(Zone R-2)**.

Motion was made by Mr. Repoli to uphold the order. Seconded by Ms. Ramos.

APPROVED 5:0

1. Bigson II, LLC, **178-182 Roberts Street**, Requests Site Location Approval for a truck repair, sales and warehouse facility under Section 808.3 and C.G.S. Sections 8-6 and 14-54. **(Zone I-2)**

Motion was made by Mr. Repoli to approve the site location. Seconded by Ms. Ramos.

APPROVED 5:0

2. Eloise McCormack, **291 Maple Street**, is appealing the order of the Assistant Zoning Enforcement Official to remove a commercial box truck parked on the property, a violation of Section 214.1(b)(2) of the zoning regulations. **(Zone R-2)**.

Motion was made by Mr. El-Hachem. Seconded by Mr. Harrison.

APPROVED 5:0

IV. OLD BUSINESS – None

V. NEW BUSINESS

- A. Election of officers to be held in April.
- B. Chairman McElroy welcomed Harrison Amadasun to the board.

VI. MISCELLANEOUS – None

VII. APPROVAL OF ZBA MINUTES FOR:

- A. December 5, 2019

Motion to approve the minutes made by Mr. Repoli. Seconded by Ms. Ramos.

APPROVED 3:0

VIII. PAYMENT OF BILLS

- A. Payment of Clerk - \$100.00

Motion to pay the Clerk made by Mr. Repoli. Seconded by Fady El-Hachem.

APPROVED 5:0

XI. ADJOURNMENT

There being no further business.

Motion to adjourn at 7:51 p.m. was made by Fady El-Hachem. Seconded by Mr. Repoli.

APPROVED 5:0

The next regular meeting of the Zoning Board of Appeals is scheduled on Thursday, March 26, 2020.

Respectfully submitted,

Elizabeth Watson, Clerk