

**ZONING BOARD OF APPEALS
December 7, 2023
TOWN OF EAST HARTFORD
740 MAIN STREET
EAST HARTFORD, CT 06108**



SPECIAL MEETING

The Special Meeting of the Zoning Board of Appeals was called to order by Chairperson James McElroy at 7:12 p.m. via Microsoft Teams Meeting.

PRESENT: Members: James McElroy, David Repoli, Fady El-Hachem, Harrison Amadasun, Daron Ross, and Erwin Hurst, Sr.

Also Present: Vilma de Leon, Assistant Zoning Enforcement Official, Steve Hnatuk, Deputy Development Director and Juliet Relph, Clerk

I. CHAIRMAN James McElroy – Called meeting to Order – 7:12 p.m. with a moment of silence for Pearl Harbor Day.

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

1. Sal Hukic, 101 Brookside Lane, Zone B-3 Business. Application for appeal the order of the Assistant Zoning Enforcement Official to cease operation of Minor Truck Terminal/Major Truck Terminal without a Site Plan or Special Permit approval, a violation of Section 3.2.J – Storage/Logistics of the zoning regulations. (Zone B-3).

III. HEARINGS DISCUSSIONS AND BOARD DECISIONS:

1. Sal Hukic, 101 Brookside Lane, Zone B-3 Business. Application for appeal the order of the Assistant Zoning Enforcement Official to cease operation of Minor Truck Terminal/Major Truck Terminal without a Site Plan or Special Permit approval, a violation of Section 3.2.J – Storage/Logistics of the zoning regulations. (Zone B-3).

Represented by Meghan E. Smith, Esq.

- Emails were sent to the Mayor's office letting them know BHF Logistics will be moving to East Hartford, a logistics company that specializes in transporting goods through the United States.
- They are continuing a nonconforming use that previous existed at the property.
- Owner of 30 trucks, 50 trailers, and partner with 100 other carriers.
- Prior owner was East Hartford Equipment until 2022 and stored their trucks on the property without a special permit.

- Property was a disaster and cleanup cost was \$136,000.00 and is perfect for BHF Logistics
- The law says if prior company operated without a special permit, new owner should be grandfathered in.
- Future plans will be providing parking for up to 350 trucks, along with a full repair facility, and a professional truck wash.
- Started business in New Britian and then Florida.
- Willing to comply with zoning regulations.
- Wetlands completed.
- Survey to be completed and will present at the next meeting.

Mr. Hnatuk stated that he is willing to help and support Mr. Hukic submit a site plan application, but the current use of the property is not permitted without site plan approval. Mr. Hnatuk cited section 3.2 of the zoning regulations which requires a site plan for a truck terminal and section 9.3 which require site plan application approval for any use listed as a site plan use. Mr. Hnatuk disagreed with the applicant's argument that there is an established non-conforming use. This is not a continuance of a nonconforming use because a Site Plan was approved in 1986 to permit East Hartford Equipment Corp, a machinery and equipment dealer. Contractors materials and equipment sales are permitted in the zone, but a truck terminal is a new use. In the last 5-6 years the previous owner operated an illegal junk yard and contractors yard without Town's approval. He also clarified that the "illegal" term using in the NOV refers only to the zoning regulations not to the business company.

In response to a Chairman question, Mrs. De Leon said there are no evidence in the Town's file records of a truck-repair license approved by the Town or the State.

James McElroy made a motion to table this hearing until the next meeting on January 25, 2024 to allow Mr. Hukic to gather plans and requirements together. – seconded by Dave Repoli. - Vote 6/0

IV. OLD BUSINESS - None

V. NEW BUSINESS

- A. Calendar 2024 of meeting dates to be certified by the Board members.

Dave Repoli made a motion to approve the 2024 calendar – seconded by Harrison Amadasun. – Vote 6/0

VI. MISCELLANEOUS - None

VII. APPROVAL OF ZBA MINUTES FOR: A NOVEMBER 2, 2023 – SPECIAL MEETING

VIII. PAYMENT OF BILLS

- A. Pay the Clerk - \$100.00

**David Repoli made a motion to remit payment to the clerk. Seconded by Fady El-Hachem -
Vote 6-0**

**IX. ADJOURNMENT - There being no further business –
David Repoli made a motion to adjourn – seconded by Harrison Amadasun. -Vote 6-0**

The next regular meeting of the Zoning Board of Appeals is scheduled for Thursday, January 25, 2024.

Respectfully submitted by: Juliet Relph, Clerk.