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OFFICE OF THE
ZONING BOARD OF APPEALS

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DRAFT Minutes April 18, 2012

Attendees: Bill Francis, Jim Ferguson, Carl Slusarczyk, Bruce Skivington, Don Schubert and Jon Gilluly.

Also present: Andy Marchese, Zoning Enforcement Officer, and Jennifer Roy, Zoning Assistant/Recording Secretary

The meeting was called to order at 6:30 p.m. and the opening statement was read.

Jim Ferguson, Secretary read the agenda:

1. MARK JABLONSKI, 32 OLD DOBSON ROAD, seeking a variance from Section 4.4.2.1 from a single family dwelling to allow construction of a two family duplex dwelling in the R27 Zoning District.

Bill Francis, as Chairman, called item 2 to come forward, 624 Talcottville Road, as 32 Old Dobson Road not present.

2. NICOLE DESCHENEAUX, 624 TALCOTTVILLE ROAD, seeking a variance from Section 4.9.1.6 minimum required 1000 square feet of floor space to reduce to 250 square feet of floor space to operate a Beauty Salon in the Commercial Zone.

Andy Marchese explained that the Building Official and Fire Marshal performed a preliminary inspection on the property, and it was discovered the unit was not minimum required size.

Nicole Descheneaux present to speak on her application. Ms. Descheneaux explained that she is licensed with the state, and she already has a lease for this location. She is a sole proprietor and does not need any more space than the 250sq ft. She has no plans on hiring any employees.

No one present to speak in favor or opposition. The hearing was closed and discussion held.

Jim Ferguson made a motion to grant the variance, to allow 250sq ft of retail space, due to lack of need. Carl Slusarczyk seconded the motion, motion carried by unanimous vote.

3. ALICIA TAN, 154 TALCOTTVILLE ROAD, seeking a Special Exception as required in Section 4.9.3.4 Personal Convenience Services to operate a Psychic Reading business in the Commercial Zone.

Andy Marchese explained that a Special Exception is required due to the business categorized as "Personal Convenience Service".

Alicia Tan present to speak on her application. She has been doing Palm and Tarot Card readings for 18 years. She also owns another location in Hartford. Ms. Tan presented brochures, a copy of the signage, and a letter from Enfield Mall where she had a booth previously. Items marked exhibit 1.

No one present to speak in favor or opposition. The hearing was closed and discussion held.

Jon Gilluly made a motion to grant the Special Exception for Psychic Reading business in the Commercial Zone. Bruce Skivington seconded the motion, motion carried by unanimous vote.

1. MARK JABLONSKI, 32 OLD DOBSON ROAD, seeking a variance from Section 4.4.2.1 from a single family dwelling to allow construction of a two family duplex dwelling in the R27 Zoning District.

Wayne Massa present to speak on his application for 32 Old Dobson Road. Mr. Massa explained that due to the fire, and the foundation not being stable, they have had to demolish the entire house and foundation. They will be starting from the ground up; their plan is to build a 1 story – Duplex. The structure will be within the required set-backs per Zoning Regulations.

Bill Francis asked if they have come back with a hardship as requested at previous hearing; the reason the application was tabled.

Mr. Massa stated they have to rebuild because of the fire, and are required to have a new foundation. They are only going to build a 2 family, when there was a 3 family there.

Discussion was held.

Jim Ferguson suggested that they have their attorney prepare a letter stating the families that rented the previous units are waiting to rent again.

Bill Francis asked where the owner, Marek Jablonski is. Mr. Massa explained that Mr. Jablonski works 2nd shift and is not able to attend. Mr. Massa is the General Contractor on the job.

Rosario Lappostato present to speak in favor of the application. Mr. Lappastato stating they are going to build a home that is nicer than what was there before. It would be better for the neighborhood.

No one present to speak in opposition.

Bruce Skivington made a motion to grant the variance, based on pre-existing 3 family destroyed by fire, to allow construction of 2 family dwelling to house families previous residing in the home, Bill Francis seconded the motion, 2 in favor, 3 opposed, motion failed.

Next item on the agenda, approval of the February 15, 2012 meeting minutes.

Carl Slusarczyk made a motion to approve the February 15, 2012 meeting minutes. Jon Gilluly seconded the motion; the minutes were approved by unanimous vote.

New business; Carl Slusarczyk asked for an update on 20 River Street. Andy Marchese explained they are working with the owner to continue clean up of the property.

Carl Slusarczyk made a motion to adjourn the meeting, Bill Francis seconded the motion; the meeting was adjourned at 7:40 p.m.

Submitted by: Jennifer Roy