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Zoning Board of Appeals

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APPROVED Minutes May 21, 2014

Attendees: Jim Ferguson, Carl Slusarczyk, Bruce Skivington, Jon Gilluly, and Marisa Roy.

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 by Jim Ferguson, Acting Chairman.

Carl Slusarczyk, Acting Secretary read the agenda:

1. JAY, KYLE L. (CONNECTICUT SCOOTER PROS), 410 Talcottville Road; seeking a variance from Section 4.9.1.4 minimum rear yard setback of fifty feet (50'), and Section 4.9.1.5 minimum side yard setback of twenty feet (20'), to construct a twenty four foot by forty eight foot (24'x48') storage and assembly warehouse fifteen feet (15') from the rear yard setback and one foot (1') from the side yard setback, in the Commercial zoning district.

Andy Marchese explained variance needed for both the side and rear yard setbacks to construct the garage/warehouse. He, the Building Official and Fire Marshal, are all concerned about the 1 foot side yard setback. This could pose a problem when constructing and maintaining the structure.

Kyle Jay present to speak on his application. Mr. Jay explained that he is looking to construct the building for overflow of vehicles; specifically the display scooters. He currently has to transport a few scooters each day to and from Manchester due to lack of space in Vernon location. This would prevent all the extra trips to Manchester. Also, he would use this building for assembly of the scooters.

Carl Slusarczyk asked Andy Marchese if a scooter is considered a motor vehicle. They are not; only over 49cc's per Andy. Carl also asked if permits were going to be required; they are.

George Jay present to speak in favor. Mr. Jay explained that this was the best layout to keep the structure away from the north neighbor.

The hearing was closed and discussion held.

Bruce Skivington made a motion to grant the variance variance from Section 4.9.1.4 minimum rear yard setback of fifty feet (50'), and Section 4.9.1.5 minimum side yard setback of twenty feet (20'), to construct a twenty four foot by forty eight foot (24'x48') storage and assembly warehouse fifteen feet (15') from the rear yard setback and one foot (1') from the side yard setback due to lot configuration. Marisa Roy seconded the motion, the motion carried by unanimous vote.

Next item on the agenda, approval of the March 19, 2014 meeting minutes.

Carl Slusarczyk on made a motion to approve the March 19, 2014 meeting minutes. Bruce Skivington seconded the motion; the minutes were approved by unanimous vote.

Bruce Skivington made a motion to adjourn the meeting, Marisa Roy seconded the motion; the meeting was adjourned at 6:53 p.m.

Submitted by: Jennifer Roy

Jennifer Roy