

Wednesday, August 18, 2015, Town Hall, 7:00 p.m.

Present: Tom Rotondo, Janet Duchaine, Mark Gelormino, Theodore Root, Jesse Smith, Kevin Ferrarotti.

Absent: Mike Durstin

(Tim Wyllie present, but as a member of the public.)

PUBLIC HEARING #1

1. Open hearing – establish quorum.

Chairman Tom Rotondo opens the hearing at 7:03 p.m. All regular members present are seated, Jesse Smith seated for Mike Durstin, with a quorum established. Clerk Christine Neal is present and proceedings are recorded on audio tape. Alternate member Tim Wyllie is present, but as a member of the public, not sitting with the board.

2. Michael Mendes – application for 25' north side yard variance and a 14' east side yard variance for a shed, Section 5 (Country Residential) Zoning Regulations, 130 North Road.

ZBA Clerk Mrs. Neal reads the public notice into the record, applicant presents and members ask questions and discuss. Chairman Rotondo opens the floor for public comment. Mr. Rotondo closes the public hearing at 7:28 p.m.

PUBLIC HEARING #2

1. Open hearing – establish quorum.

Chairman Tom Rotondo opens this hearing at 7:28 p.m. All regular members present are seated, Jesse Smith seated for Mike Durstin, with a quorum established. Clerk Christine Neal is present and proceedings are recorded on audio tape. Alternate member Tim Wyllie is present, but as a member of the public, not sitting with the board.

2. Richard Girolimon of Richie's Automotive, LLC - application to locate motor vehicle repair business (CT DMV General Repairer's license) in space formerly used by Iffland's Colonial Service Station, (land owned by GRJH Inc of Millerton, NY), Retail Service Zone, 207 Birge Park Road.

Applicant and daughter are present, with daughter representing. Members ask questions and discuss the application. Chairman Rotondo opens the floor for public comment. Unsigned letter regarding business is read into the record. Neighbor Evelyn Perran inquires about the hours of operation. Mr. Rotondo closes the public hearing at 7:28 p.m.

REGULAR MEETING

1. Open meeting – establish quorum.

Chairman Tom Rotondo opens the regular meeting at 7:28 p.m. All regular members present are seated, Jesse Smith seated for Mike Durstin, with a quorum established. Clerk Christine Neal is present and proceedings are recorded on audio tape. Alternate member Tim Wyllie is present, but as a member of the public, not sitting with the board.

2. Approve minutes of previous meeting: 11/12/14.

Motion Mr. Gelormino, second Mrs. Duchaine to approve the 11/12/14 meeting minutes as submitted, passing unanimously.

3. Discussion/possible decision – Michael Mendes – application for 25' north side yard variance and a 14' east side yard variance for a shed, Section 5 (Country Residential) Zoning Regulations, 130 North Road.

Members discuss, with mention that even with the shed, percentage coverage of lot is less than 15%.

Motion Mr. Root, second Mr. Gelormino to grant the 25' north side yard variance and 14' east side yard variance as applied for, hardship being the small size and shape of the lot. The motion passes unanimously.

4. Discussion/possible decision – Richard Girolimon of Richie's Automotive, LLC - application to locate motor vehicle repair business (CT DMV General Repairer's license) in space formerly used by Iffland's Colonial Service Station, (land owned by GRJH Inc of Millerton, NY), Retail Service Zone, 207 Birge Park Road.

Members discuss, with mention that Iffland's was in the same location for years, that this is the same type of business in a business area, a continued use. There would be no change in the type of business.

Motion Mr. Gelormino, second Mrs. Duchaine to grant approval for the location of the motor vehicle repair business as it is a use already established. The motion passes unanimously.

5. 2015 Annual Report.

Annual report submitted by Clerk Neal is approved.

6. 2016 Meeting Schedule.

Meeting schedule submitted by Clerk Neal of 2nd Wednesday evenings in 2016 is approved.

7. Member terms expiring.

Members are aware that Mr. Root's and Mr. Smith's positions expire on November 3, 2015.

8. Correspondence. None.

9. Invoices. None.

10. Adjourn.

Motion Mr. Root, second Mr. Gelormino at 7:45 p.m. to adjourn, passing unanimously.

Respectfully submitted,

Christine Neal
ZBA Clerk