

**MINUTES OF THE ZONING BOARD OF ADJUSTMENT
MEETING FEBRUARY 11th 2008
MERIDEN TOWN HALL**

Zoning Board

Members Present:

Richard Colburn,Chr Stephen Sheehan, alt
Brad Atwater William McGonigle,alt

The meeting opened at 7:00pm.

This was the board's first meeting since October of 2007. The October minutes were approved as presented.

Horne Preliminary Discussion: Halleran noted that Mark and Sandy Horne have requested time on the agenda to discuss a conversion of the River's Edge Stables into a feed and tack store while still maintaining the residential rentals in the existing house on the property. The couple did not attend the meeting and the board moved on to its next item on the agenda.

General Update: An application from Meriden residents Gardiner and Kay MacLeay to convert their residential property into a multifamily building is anticipated for the March meeting. The existing home on the property was heavily damaged from a boiler malfunction and has been subsequently removed. Kimball Union will eventually take over ownership of the property and plans to construction a multi-family dwelling on the lot in the spring/summer of 2008.

The meeting adjourned at 8:00am.

Submitted,

Stephen Halleran

Richard Colburn, Chairman ZBA

draft
MINUTES OF THE ZONING BOARD OF ADJUSTMENT
MEETING March 10th 2008
MERIDEN TOWN HALL

Zoning Board

Members Present: Stephen Sheehan, alt Stephen Halleran, alt
 William McGonigle,alt

The meeting opened at 7:00pm. Note: For the purposes of this meeting, Moderator Stephen Taylor appointed Stephen Halleran as an alternate to the board.

Case 2008-01 Gardiner and Kay MacLeay: Request for a special exception for a three unit multi-family building to be constructed at 27 Main Street. Municipal water and sewer will serve the units. An alternative-parking plan is part of the proposal. The notice of the hearing was read. The applicant agreed to move forward with only three ZBA members in attendance. CFO of Kimball Union Hugh McGraw explained the application. Kimball Union has partnered with the MacLeays to develop a plan that will replace the couples home that was damaged, beyond repair last spring, by a furnace malfunction. The new building will have an ADA compliant unit on the ground level that will be occupied by the MacLeays. Two faculty apartments will be located on the upper floors. The new structure has been designed to look very similar to the previous house and will be located in the same location on the lot. All VR setbacks will be satisfied. The new building will be equipped with a sprinkler system and will include a code compliance certificate from a state registered fire protection engineer.

Board members reviewed a letter from the applicant's outlining the reasons that the special exceptions that have been requested should be granted.

Abutters Richard and Marcia Swett spoke in favor of the proposal as well as conveying the support of Mark and Lisa Hegal abutters across the street that were unable to attend the meeting.

The board focused its review on the proposed parking plan. The zoning ordinance requires that a building of the size proposed (three units, a total of 7 bedrooms) have 7 parking spaces. Two spaces will be available on the site and five will be provided next door some 70' away at Kilton Hall. A walkway will be constructed from the parking area to the access door for the two upstairs apartments. KUA stressed that the path will be maintained in the winter and that any needed lighting will feature full cut off fixtures that meet dark sky standards. This parking plan allows the row of maples on the MacLeay property to remain. There was general agreement that ample area exists at Kilton to provide five or more spaces, the main concern was that the walkway be adequately constructed and maintained to serve the new units. On street parking on Main Street is not allowed as part of this application.

They're being no other questions; the application was approved as presented on a vote of 3 to 0.

Edgewater Farm preliminary discussion: Lockwood and Sarah Sprague met with the board to discuss the concept of adding a commercial kitchen to the Route 12A farm stand. The kitchen would allow the stand to "process" fruits and vegetables for resale, something that cannot be done without a state approved kitchen facility. The sale of whole fruits and vegetables from the farm stand is permitted, but nothing that is cut into serving portions is allowed.

Board members noted that the property is zoned Rural Residential and has ample acreage and road frontage on both state and town maintained roadways. These being the case the ability to be granted an Approved Business Project Permit seems likely. State input and approved of the needed septic system, kitchen facility and any access requirements for Route 12A would all need to be part of the application.

The meeting adjourned at 8:30pm.

Submitted,

Stephen Halleran

draft
MINUTES OF THE ZONING BOARD OF ADJUSTMENT
MEETING APRIL 14th 2008
MERIDEN TOWN HALL

Zoning Board

Members Present: Richard Colburn, Chairman Ted Moynihan
Margaret Cassedy, Brad Atwater, William McGonigle,alt

The meeting opened at 7:00pm. Previously approved minutes were signed.

Case 2008-02 David Weidman and Thomas Kardel: Chairman Colburn opened the hearing by reading the posting. The application is for a special exception to allow the establishment of a two unit multi-family building on property located at 40 Columbus Jordan Road. The structure is to be entirely located in the Rural Residential Zoning District and is not served by public water or sewer. The applicant's explained that the addition to the existing garage, which has a one-bedroom apartment over it, will serve as the main house. The apartment has been their main homes for the last few years. The project has been planned since the garage/apartment was built. The apartment is larger than that allowed by the accessory apartment criteria, therefore, the multi-family option has been used. The building will only contain two units, the main house about 3,000 sq ft and the apartment, 1,200 sq ft. The septic system was designed and built for the main house and apartment use. Board member confirmed that the structure is physically located in the Rural Residential zone and that the lot has sufficient acreage to meet the minimum lot size requirement for a two unit multi-family building. Seven acres is needed and the property has more than fifteen acres of land. Board members were assured by Zoning Administrator Halleran that the entire structure will be inspected for code compliance by the town's building inspector. Ample parking is available for both the main house and the apartment. No abutters were in attendance. There being no further questions a motion was made, seconded and voted in the affirmative to approve the application as presented.

Other business: Alternate William McGonigle agreed to move to a full member position and Halleran reported that resident Phil Hallam has expressed a willingness to serve on the Zoning Board. These two changes will be forwarded to Moderator Taylor for confirmation.

The meeting adjourned at 8:00pm.

Submitted,

Stephen Halleran

Richard Colburn, Chairman ZBA