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
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 MacLeys 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 MacLeys. 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
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 home 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 members ask that it be 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. A lot size of seven acres is needed and the property has more than fifteen acres. Zoning Administrator Halleran assured board members 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
Zoning Board
Members Present: Richard Colburn, Chairman Ted Moynihan Margaret Cassedy, Brad Atwater, William McGonigle

The meeting opened at 7:10pm.

This meeting being the board’s first gathering since April 14th, the meeting minutes of that session were approved as grammatically amended.

No public hearings having been requested or scheduled the group spent about one half hour discussing the status of various on going land use issues. Halleran noted that the Planning Board is continuing its efforts to insure that Plainfield is meeting its obligation to provide opportunities for the development of work force housing within the community.

The meeting adjourned at 7:45pm.

Submitted,

Stephen Halleran Richard Colburn, Chairman
MINUTES OF THE ZONING BOARD OF ADJUSTMENT  
MEETING OCTOBER 13th 2008  
MERIDEN TOWN HALL  

Zoning Board  
Members Present: Richard Colburn, Chairman Ted Moynihan  
Stephen Sheehan, William McGonigle  

The meeting opened at 7:10pm.  

The September 8th meeting minutes were approved as written.  

**Case 08-03 Empire Rifles:** Chairman Colburn opened the hearing by reading the public posting. Owner George Sandman explained the nature of his 36 Jenney Road business. Empire Rifles is a custom gun company that he owns which has grown from a one-man operation to a size that now requires additional employees. The company’s administration is done from George’s home, but guns are not fabricated in Meriden. Scope mounting is done at the Jenny Road site, but all test firing and sighting in of the rifles is done at an established gun range in Lebanon. Mr. Sandman noted that he has three young children of his own and that operating the business in a safe manner that fits into the existing neighborhood has always been a priority and will continue to be so.  

Mr. Sandman does plan on starting to do some gun smith and stock fabrication work at his home. Paint and materials will be minimal. Some table top machining of parts will occur. By example, one gallon of paint finishes 44 rifles and the company currently sells about 100 units per year. The Meriden Fire Department has been made aware of the application and has voiced no concerns. The building that will be used for this work was previously a furniture workshop and in addition to the fabrication space is equipped with office space and restrooms.  

Halleran noted that the only comments he has received from abutters were chance occurrences and were all-positive. No abutters were in attendance; board members started their deliberations. The Board reviewed the conditions for both an approved cottage business and special exceptions in general. The board made it clear to Mr. Sandman that the business is held to no more than seven outside employees. The board reviewed tax map data to better understand the location of homes in the neighborhood.  

Member Moynihan moved to approve the business finding that as presented Empire Rifles satisfies the ordinance requirements. Approval is conditional upon no more than seven employees; the owner must live on or adjacent to the site. This approval does not permit any significant onsite retail sales. The business is not expected to generate obnoxious noise or hazardous waste. This approval includes the proposed 24’ X 34’ building to be built at a later time. Any significant change or growth in the business will require additional board review.  

The motion was seconded and voted in the affirmative on a unanimous vote.  

The meeting adjourned at 7:45pm.  

Submitted,  

Stephen Halleran Richard Colburn, Chairman
Zoning Board

Members Present: Richard Colburn, Chairman    Ted Moynihan
Stephen Sheehan,        William McGonigle
Brad Atwater

The meeting opened at 7:10pm.

The October 13th minutes were approved as amended.

**Jill and Paul Young Accessory Apartment 474 Willow Brook:** The couple presented their plans to add a small apartment onto their existing residence. The apartment, which started out as just an addition to the home, will be used by a family member and will include open access to the main residence. In the future, the connecting doorway could be secured and the apartment rented. Each dwelling unit will have separate access points. The apartment satisfies the town requirements of being no larger than 800 square feet containing only a single bedroom and is fully attached to the main residence by weather tight space.

Board members reviewed a letter submitted by Chris Rollins stated that he has inspected the site and if ever needed a properly sized septic system could be designed and built on the site. Historically, in the case of the small accessory apartments the town has accepted this type of letter. Halleran noted that as state laws tighten it might soon be necessary to require applicants to actually have the replacement system designed.

Responding to a question the applicants indicated that there is ample parking opportunities on the five acre parcel and that there are no plans to add to the driveway. The five acre parcel easily satisfies the land area requirement for an accessory apartment (3.5 acres for the main house, .5 acres for the apartment).

No abutters were in attendance and no there were no further questions from board members. Member Atwater moved approval of the application as presented. The motion was seconded and voted unanimously in the affirmative.

**Shawn Wilder:** Mr. Wilder met with the board to discuss in preliminary fashion his plans to install, at his residence, an up to 100’ monopole tower with a wind powered electric turbine. The tower will likely be 60’ tall, however, it is possible that it could go to 100’ in height. The board members reviewed the process that was followed by Methodist Hill Road resident James Hollander who brought forward a similar request back in 2001. In general, the town and state are encouraging renewable energy projects. As with Hollander case the Town Administrator noted that he felt a special exception was necessary. As with cell towers, the less visual impact the tower the easier it will be to approve it. The record shows that the Hollander tower, which was never built, was not going to be very visible from any town roads. Shawn’s project particularly at 100’ may have more visibility. Lang, Dodge, Spencer and Daniels Roads were cited as places that might see the tower. As proposed the unit has dark colored 12’ blades. Given the western exposure of the property flash from the run reflecting off the blades was one area of possible concern. Noise is not anticipated to be a problem. Shawn will continue with his research and will likely put together an application for board consideration later this winter.

The meeting adjourned at 8:20pm.

Stephen Halleran                         Richard Colburn, Chairman