

1                                   **MINUTES OF THE ZONING BOARD OF ADJUSTMENT**  
2                                   **MEETING FEBRUARY 11<sup>th</sup> 2008**  
3                                   **MERIDEN TOWN HALL**

4   Zoning Board

5   Members Present:               Richard Colburn,Chr   Stephen Sheehan, alt  
6                                       Brad Atwater           William McGonigle,alt

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9   The meeting opened at 7:00pm.

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

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

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

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27   The meeting adjourned at 8:00am.

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29   Submitted,

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31   Stephen Halleran

Richard Colburn, Chairman ZBA

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1                                   **MINUTES OF THE ZONING BOARD OF ADJUSTMENT**  
2                                   **MEETING March 10<sup>th</sup> 2008**  
3                                   **MERIDEN TOWN HALL**

4   Zoning Board

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

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

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

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

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

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

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

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

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

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7 The meeting adjourned at 8:30pm.

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9 Submitted,

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12 Stephen Halleran

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1                                   **MINUTES OF THE ZONING BOARD OF ADJUSTMENT**  
2                                   **MEETING OCTOBER 13<sup>th</sup> 2008**  
3                                   **MERIDEN TOWN HALL**

4   Zoning Board

5   Members Present:               Richard Colburn, Chairman   Ted Moynihan  
6   Stephen Sheehan, William McGonigle

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8   The meeting opened at 7:10pm.

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10   The September 8<sup>th</sup> meeting minutes were approved as written.

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

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

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

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

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

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45   The meeting adjourned at 7:45pm.

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47   Submitted,

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49   Stephen Halleran

Richard Colburn, Chairman

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