1	MINUTES OF	THE ZONING BOA	RD OF ADJUSTMENT		
2	MEETING FEBRUARY 11th 2008				
3	MERIDEN TOWN HALL				
4	Zoning Board				
5	Members Present:	Richard Colburn,Chr	*		
6		Brad Atwater	William McGonigle,alt		
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8					
9	The meeting opened at 7:00pm.				
10	This was the board's first me	estina sinas Ostabar of	2007 The October minutes were		
11 12	This was the board's first meeting since October of 2007. The October minutes were approved as presented.				
13	approved as presented.				
14	Horne Preliminary Discuss	ion• Halleran noted tha	at Mark and Sandy Horne have		
15	<b>Horne Preliminary Discussion:</b> 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				
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.				
19	<u> </u>				
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 2	2008.			
26 27	The meeting adjourned at 8:00a	ım			
28	The meeting adjourned at 8.002	1111.			
29	Submitted,				
30	,				
31	Stephen Halleran		Richard Colburn, Chairman ZBA		
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## MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING March 10<sup>th</sup> 2008 MERIDEN TOWN HALL

4 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 am 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 

1	MINUTES OF THE ZONING BOARD OF ADJUSTMENT				
2	MEETING APRIL 14th 2008				
3		MERIDEN TOWN HALL			
4	Zoning Board				
5	Members Present:	Richard Colburn, Chairman Ted Moynihan			
6		Margaret Cassedy, Brad Atwater, William McGonigle, alt			
7					
8	The meeting opened at 7:00pr	n. Previously approved minutes were signed.			
9					
10	Case 2008-02 David Weidman and Thomas Kardel: Chairman Colburn opened the				
11	hearing by reading the posting. The application is for a special exception to allow the				
12	establishment of a two unit multi-family building on property located at 40 Columbus Jordan				
13	Road. The structure is to be entirely located in the Rural Residential Zoning District and is				
14	not served by public water or sewer. The applicant's explained that the addition to the				
15	existing garage, which has a one-bedroom apartment over it, will serve as the main house.				
16	The apartment has been their main home for the last few years. The project has been				
17 18	planned since the garage/apartment was built. The apartment is larger than that allowed by				
19	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,				
20	1,200 sq ft. The septic system was designed and built for the main house and apartment use.				
21	Board members ask that it be confirmed that the structure is physically located in the Rural				
22		e lot has sufficient acreage to meet the minimum lot size			
23	requirement for a two unit multi-family building. A lot size of seven acres is needed and the				
24	*	en acres. Zoning Administrator Halleran assured board			
25	members that the entire structure will be inspected for code compliance by the town's				
26	building inspector. Ample parking is available for both the main house and the apartment.				
27	No abutters were in attendance. There being no further questions a motion was made,				
28		firmative to approve the application as presented.			
29					
30	Other business: Alternate V	William McGonigle agreed to move to a full member position			
31	and Halleran reported that re	esident Phil Hallam has expressed a willingness to serve on the			
32	Zoning Board. These two	changes will be forwarded to Moderator Taylor for confirmation.			
33					
34	The meeting adjourned at 8:	)0pm.			
35					
36	Submitted,				
37	C. 1 11 11				
38	Stephen Halleran	Richard Colburn, Chairman ZBA			
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1	MINUTES OF THE ZONING BOARD OF ADJUSTMENT			
2	MEETING SEPTEMBER 8th 2008			
3		MERIDEN TOWN HALL		
4	Zoning Board			
5	Members Present:	Richard Colburn, Chairman Ted Moynihan		
6		Margaret Cassedy, Brad Atwater, William McGonigle		
7	The meeting opened at 7:10pm.			
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9	This meeting being the board's first gathering since April 14 <sup>th</sup> , the meeting minutes of that			
10	session were approved as gramm	natically amended.		
11				
12	No public hearings having been requested or scheduled the group spent about one half hour			
13	discussing the status of various on going land use issues. Halleran noted that the Planning Board			
14	is continuing its efforts to insure that Plainfield is meeting its obligation to provide opportunities			
15	for the development of work for	rce housing within the community.		
16	T1 4: 1: 1 4.7.45			
17	The meeting adjourned at 7:45p	m.		
18	Submitted			
19 20	Submitted,			
20 21	Stephen Halleran	Richard Colburn, Chairman		
22	Stephen Haneran	Richard Colburn, Chairman		

## MINUTES OF THE ZONING BOARD OF ADJUSTMENT 1 **MEETING OCTOBER 13<sup>th</sup> 2008** 2 MERIDEN TOWN HALL 3 4 **Zoning Board** Members Present: 5 Richard Colburn, Chairman Ted Moynihan Stephen Sheehan, William McGonigle 6 7 8 The meeting opened at 7:10pm. 9 The September 8<sup>th</sup> meeting minutes were approved as written. 10 11 12 Case 08-03 Emphire Rifles: Chairman Colburn opened the hearing by reading the public posting. Owner George Sandman explained the nature of his 36 Jenney Road business. Empire 13 Rifles is a custom gun company that he owns which has grown from a one-man operation to a 14 15 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 16 Road site, but all test firing and sighting in of the rifles is done at an established gun range in 17 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. 21 Mr. Sandman does plan on starting to do some gun smith and stock fabrication work at his home. 22 23 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. 24 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. 28 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. 35 Member Moynihan moved to approve the business finding that as presented Empire Rifles 36 37 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 38 39 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 40 time. Any significant change or growth in the business will require additional board review. 41 42 The motion was seconded and voted in the affirmative on a unanimous vote. 43 44 45 The meeting adjourned at 7:45pm. 46 47 Submitted, 48 49 Stephen Halleran Richard Colburn, Chairman

## MINUTES OF THE ZONING BOARD OF ADJUSTMENT 1 MEETING DECEMBER 8<sup>th</sup> 2008 2 MERIDEN TOWN HALL 3 4 **Zoning Board** Members Present: 5 Richard Colburn, Chairman Ted Moynihan Stephen Sheehan, William McGonigle 6 Brad Atwater 7 8 9 The meeting opened at 7:10pm. 10 The October 13<sup>th</sup> minutes were approved as amended. 11 12 Jill and Paul Young Accessory Apartment 474 Willow Brook: The couple presented their 13 plans to add a small apartment onto their existing residence. The apartment, which started out as 14 15 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. 16 Each dwelling unit will have separate access points. The apartment satisfies the town 17 18 requirements of being no larger than 800 square feet containing only a single bedroom and is 19 fully attached to the main residence by weather tight space. 20 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. 21 Historically, in the case of the small accessory apartments the town has accepted this type of 22 23 letter. Halleran noted that as state laws tighten it might soon be necessary to require applicants to 24 actually have the replacement system designed. Responding to a question the applicants indicated that there is ample parking 25 opportunities on the five acre parcel and that there are no plans to add to the driveway. The five 26 acre parcel easily satisfies the land area requirement for an accessory apartment (3.5 acres for the 27 main house, .5 acres for the apartment). 28 29 No abutters were in attendance and no there were no further questions from board 30 members. Member Atwater moved approval of the application as presented. The motion was 31 seconded and voted unanimously in the affirmative. 32 33 Shawn Wilder: Mr. Wilder met with the board to discuss in preliminary fashion his plans to 34 install, at his residence, an up to 100' monopole tower with a wind powered electric turbine. The 35 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 36 37 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 38 39 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 40 never built, was not going to be very visible from any town roads. Shawn's project particularly at 41 42 100' 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 43 44 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 45 will likely put together an application for board consideration later this winter.

The meeting adjourned at 8:20pm.

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