

**TOWN OF WINDSOR
ZONING BOARD OF APPEALS**

**Regular Meeting
February 21, 2018**

Approved Minutes

PRESENT: Chairman Joe Breen, Loretta Raney, George Bolduc and Robert Griffiths.
Alternate Dawn Kirkwood was seated. Alternate Tillett was in attendance
Staff: Robert Ruzzo Excused absence: Commissioner Max Kuziak

ESTABLISHMENT OF QUORUM:

Chairman Breen announced the five board members who were present. Five regular members were seated and a quorum was established. He reminded the audience that 4 affirmative votes were needed to approve a variance or an appeal, not just a simple majority. Hearing no objection, he declared the hearings proceed.

I. CALL TO ORDER – PUBLIC HEARINGS:

The meeting was called to order at 7:00 P.M. by Chairman Breen in the Ludlow Room of Town Hall, 275 Broad Street, Windsor, Connecticut.

1. LEGAL NOTICE:

The Legal Notice submitted by Max Kuziak, Secretary, which appeared in The Hartford Courant was read by Commissioner Raney and included the following:

- #18-02 1001 Day Hill Rd. Section 8.2.3 Industrial Zone Misc. Standards – Exterior building materials and Roofing requirements

2. PROCEDURES:

Commissioner Bolduc read the procedures for presentation of a variance application and appeals. He queried the audience for any questions regarding the procedures which were read. Hearing no comments, the hearings proceeded.

II. PUBLIC HEARINGS

1. #18-02 1001 Day Hill Rd. Section 8.2.3 Industrial Zone Misc. Standards – Exterior building materials and Roofing requirements

DISCUSSION: David Rocha of Fast Pitch Nation, 62 Douglas St, Bloomfield, CT, the applicant and Philip Doyle, LADA, P.C. Land Planners, 104 West Street, Simsbury, CT presented. They are asking for relief of the exterior building materials and roofing requirements for the proposed eleven field softball competition complex. This recreational use is allowed by special permit within the Industrial Zone. The types of buildings used within such a recreation facility are small and designed to be of a human scale. The materials should reflect a park like appearance, not masonry. For security purposes, windows are not desirable since quite often the facility will not be in operation. Mr. Doyle submitted pictures of examples from numerous park like facilities in the town.

The hardship is that the zoning regulations do not address the appearance of Commercial Recreational uses, yet the regulations suggest those uses be unique in their character when proposed.

In response to questions, Mr. Rocha explained that he will be meeting with Town Planning and Zoning and Inland Wetland Commissions the spring. He hopes to start construction in April. This will include a new access road off of Old Iron Ore Rd.

Brian Corsetti, owner of *Blimpies* located in the 1001 Day Hill Rd. spoke in favor of the variance. In response to questions, Mr. Rocha explained this was the beginning of proposed improvements by the owner of the property.

III. CLOSE OF PUBLIC HEARINGS:

Chairman Breen CLOSED the Public Hearings.

IV. COMMENCE REGULAR BUSINESS MEETING

1. Cases heard during Public Hearing/Application

- a. #18-02 1001 Day Hill Rd. Section 8.2.3 Industrial Zone Misc. Standards – Exterior building materials and Roofing requirements.

MOTION: Commissioner Bolduc made a motion for purpose of discussion to approve a variance at 1001 Day Hill Rd. Section 8.2.3 Industrial Zone Misc. Standards – Exterior building materials and Roofing requirements; limited to the buildings presented by the applicant, so that in the event of redevelopment for commercial/industrial use, the original standards will apply.

SECONDED by Commissioner Tillett

DISCUSSION: The commissioners were in agreement that this was good for the town and a reasonable request as there are no regulations for commercial recreational facilities.

VOTE: 5-0-0

2. New Business

- a. **Communications from the Public** – None
- b. **Minutes Acceptance**

MOTION: Commissioner Raney made a motion, seconded by Commissioner Kirkwood to APPROVE the **January 17, 2018 MEETING ADJOURNED TO January 24, 2018** as presented.

VOTE: Approved 5-0-0

c. Election of Officers

MOTION: Commissioner Bolduc made a motion, seconded by Commissioner Kirkwood to appoint Joe Breen Chairman of the Windsor Zoning Board of Appeals

VOTE: Approved 5-0-0

MOTION: Commissioner Raney made a motion, seconded by Commissioner Kirkwood to appoint Max Kuziak Secretary of the Windsor Zoning Board of Appeals

VOTE: Approved 5-0-0

d. Communications from Board Members – None

e. Communications from Staff Liaison

Zoning Officer and Building Official, Robert J. Ruzzo, gave a brief report on construction projects underway in Windsor.

3. Old Business - None

V. ADJOURNMENT:

MOTION: Commissioner Raney made a motion, seconded by Commissioner Kirkwood to ADJOURN the meeting at 7:35 PM.

VOTE: 5-0-0

Respectfully submitted,

I certify that these Minutes were accepted
On

Lori Hartmann, Recording Secretary

Max R. Kuziak, Secretary
Zoning Board of Appeals