

# MINUTES

**ZONING BOARD OF APPEALS**

**JULY 9, 2015**

**WATERFORD TOWN HALL**

**6:30 PM**

Members Present: Chairman Joshua Friedman, Cathy Newlin, Barbara Panciera and Peter Bendfeldt (vacant position)  
Alternates Present: Thomas Malley  
Alternates Absent: Joseph Filippetti and Elizabeth Yother  
Staff present: Thomas Lane, Zoning Enforcement Officer and Carol Libby, Secretary

## **1. CALL TO ORDER/APPOINTMENT OF ALTERNATES**

Chairperson Friedman called the meeting to order at 6:33 PM and appointed T. Malley to sit for the vacant position.

## **2. APPROVAL OF THE MAY 7<sup>TH</sup>, 2015 MEETING MINUTES**

**MOTION:** Motion made by C. Newlin, seconded by T. Malley to approve the May 7<sup>th</sup>, 2015 meeting minutes as written.

**VOTE:** 5-0

## **3. PUBLIC HEARING**

Application #ZBA-15-3. Appeal of EPW Reality, owner, Shipman's Fire Equipment Co., Inc. applicant Lorraine Harrington, agent at 172 Cross Road, I-G zone. Approval of location is requested as per section 14-54 (b) of the CT General Statutes for a certificate of approval of the location for the repair of emergency vehicles and sales of used emergency vehicles.

Chairman Friedman read the hearing notice and exhibit list into the record.

- Exhibit 1: Application and supporting documentation. (Application; List of Property Owners Within 150'; Deed; Portion of Assessor's Map; Tax Assessor's Street Card; Certificates of Mailing; A-2 Site Plan, Aerial of property).
- Exhibit 2: Notice of Public Hearing published in The Day newspaper on June 26, and July 2, 2015
- Exhibit 3: Copy of notification letter to applicant dated June 26, 2015 regarding the requirement to mail the notice of Public Hearing to property owners within 150' of the property.
- Exhibit 4: Condensed comment sheet.

Lorraine Harrington, owner came forward to represent the variance request and gave a brief history of the business. Shipman's is appealing to the board in order to obtain a dealer/repairer license which is required by the State of CT. They presently service municipalities within the states of CT and Rhode Island for fire service needs including maintenance and repairs of emergency vehicles. This includes maintenance of pumps, chassis and generator inspection and repair. Currently, they do not service/repair engines or perform body work on the premises.

L. Harrington also stated, as a future option, they wish to include the service and repair of engines, inspection, maintenance and repair of ambulances. Presently two or four vehicles, depending whether they are fire trucks or ambulances can fit in the bay area. Also, as an accessory use they intend to sell used emergency vehicles which will take place in the rear of the property. The footprint will remain the same, no additions or remodeling will take place.

Chairman Friedman questioned on three separate occasions if anyone present wished to speak in favor or against the appeal.

No one came forward.

The public hearing closed at 6:40 PM.

#### **4. APPLICATION REVIEW**

Application #ZBA-15-3. Appeal of EPW Reality, owner, Shipman's Fire Equipment Co., Inc. applicant Lorraine Harrington, agent at 172 Cross Road, I-G zone. Approval of location is requested as per section 14-54 (b) of the CT General Statutes for a certificate of approval of the location for the repair of emergency vehicles and sales of used emergency vehicles.

MOTION: Motion made by C. Newlin, seconded by T. Malley to approve the variance with the following conditions.

CONDITIONS: The sales and display of emergency apparatus/vehicles will be totally located in the rear of the property.

VOTE: 5-0

#### **5. OLD BUSINEES**

Commission members and staff discussed the litigation regarding 29 Strand Road.

#### **6. NEW BUSINESS**

None

#### **7. ADJOURNMENT**

Motion made by C. Newlin, seconded by T. Malley to adjourn the meeting at 6:45 PM.

Respectfully submitted,

Carol Libby  
Secretary