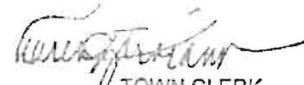


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Town of Stafford
Zoning Board of Appeals
Regular Meeting
October 6, 2016
7:00 p.m. – Veterans Meeting Room
Warren Memorial Town Hall


TOWN CLERK

Members Present: Dennis Kaba, Chairman
Anthony Guardiani
Timothy Armstrong
Henry Dadalt

Also Present: David Palmberg, ZEO
Michael Scott Simon, Applicant
Patrick Soucy, Applicant
Public

PUBLIC HEARING

The Public Hearing was called to order at 7:00 p.m. by Chairman Dennis Kaba.

Application for Special Use Permit – Auto Repairs & Sales, to allow an auto repair shop and auto sales, Applicant: Simon Says, LLC, Owner: John the Jackman & Co., Inc., Location: 112 West Stafford Road, Map 46, Lot 64, Zone: HB

The above applicant requested approval from the Zoning Board of Appeals to transfer his business, Simon Says, located at 44 West Stafford Road, to the John the Jackman site, located at 112 West Stafford Road. The application is to approve this location as a motor vehicle repair business as required by state statutes. This location previously operated as an approved location for motor vehicle repairs, and the business, owned by Gary Michalec, has operated there ever since. Michael Scott Simon stated he currently has a motor vehicle sales and repair license for the Simon Says location, however, the business has not done repair work out of consideration to neighboring business, Roy's Garage. Simon is undecided at this time if repair work will be performed at the new location. His immediate intention is to resume business as usual at the new location, which includes the sale and motor-vehicle licensing of automobiles. The new 112 West Stafford Road location needs ZBA approval in order for Michael Scott Simon to move forward with plans to lease, or potentially buy, the John the Jackman building and have his automotive dealers license transferred to said location.

A survey map of the location was reviewed by the board as Michael Scott Simon illustrated the portion of the building that would house Simon Says – approximately three-quarters of the area – and which would remain occupied by John the Jackman, should Gary Michalec choose to remain in business.

David Palmberg asked if the applicants anticipated constructing additions to the building. Michael Scott Simon spoke of repairing a section of roof, which is currently falling in, moving four bays and adding a new steel building that would extend the, "same size as the front half." He also plans to have a separate area for motor vehicle licensing.

Patrick Soucy explained their plans to “pretty it up,” referring to the front of the building, where they would like to replace the old windows and create a small showroom and retail space. He added that their merchandise would be contained inside the building.

The applicants plan to present a site plan to the Planning and Zoning Commission once approval is granted by the ZBA.

The Public Hearing was opened to comments from members of the public.

Mandy Fisher of 111 West Stafford Road stated she nor her family were opposed to the application, but she did have some questions. When and if the building is taken over entirely by Simon Says, Mandy Fisher questioned if the applicants would need additional approvals from the town. David Palmberg answered that if the business is built in the same footprint as what currently exists, then, “no.” If Simon Says wishes to add additions, then, “yes,” they would need to come back for the appropriate approvals.

Patrick Soucy also addressed her question and stated, “To set your mind at ease, you’re not going to see what you’re seeing now. The showroom will take care of a lot of that.” He continued, noting that there will be cars across the front, but no lawn mowers or old sofas.

With no further questions from the public, Dennis Kaba made a motion to close the Public Hearing at 7:13 p.m., and the motion was seconded by Anthony Guardiani.

AGENDA:

1. Call to Order
2. Establish a Quorum
3. Approval of Minutes for September 1, 2016 Regular Meeting
4. Discussion and Possible Action – **Application for Special Use Permit – Auto Repairs & Sales, to allow an auto repair shop and auto sales, Applicant: Simon Says, LLC, Owner: John the Jackman & Co., Inc., Location: 112 West Stafford Road, Map 46, Lot 64, Zone: HB**
5. New Business
6. Adjournment

MEETING:

1. **Call to Order:** The regular meeting was called to order by Chairman Dennis Kaba at 7:14 p.m.
2. **Establish a Quorum:** A quorum was established with the Public Hearing, with Chairman Dennis Kaba, Anthony Guardiani, Tim Armstrong and Henry DaDalt.
3. Approval of September 1, 2016 Minutes: Henry Dadalt made a motion to accept last month’s minutes, and Timothy Armstrong approved.
4. Discussion and Possible Action – **Application for Special Use Permit – Auto Repairs & Sales, to allow an auto repair shop and auto sales, Applicant: Simon Says, LLC, Owner: John the Jackman & Co., Inc., Location: 112 West Stafford Road, Map 46, Lot 64, Zone: HB:** Timothy Armstrong made a motion to approve the application, and it was unanimously approved.
5. **New Business:** David Palmberg noted that Tom Carter, who was reappointed as an alternate, needs to be sworn in by the Town Clerk before being seated. Timothy Armstrong volunteered to inform Tom Carter.
6. **Adjournment:** Adjournment took place at 7:18 p.m, by motion of Timothy Armstrong and seconded by Anthony Guardiani.

Respectfully submitted,



Barbara Bresnahan
Sitting in for Recording Secretary, Annie Gentile