

Zoning Board of Appeals Meeting Minutes
March 16, 2021 7:00 P.M.
VIA ZOOM

Present: Joseph Nash-Chairman, Scott Zadora, Glenn Godley, Robert Greene
Absent: Diane Lavallee

Agenda:

Opened public hearing on Appeal # 2021-001 Route 44 Realty LLC request for a Certificate of Approval of Location as a 2000 S.F. addition is being proposed to the service area at 157 Providence Pike. Property noted by location Town Assessors Map 027, Lot 25, Zoned Highway Commercial.

Greg Glaude of Killingly Engineering reviewed the plans with the Board. There would be 3 overhead doors, the loading dock would be shifted to the west side. The loading space is 12' X 60'. There is no speaker in the building being proposed. The licensed area is 4.99 acres.

Brian Savulis an abutting property owner expressed concerns about the lighting shining on their home and asked consideration for the neighbors by keeping the lighting within the boundaries of the property.

Charles Gauvin of 553 Liberty highway agreed stating he has concerns about that with Cargill Chevrolet.

Greg Glaude stated he would bring their concerns to the attention of the owner.

Glenn Godley stated that it should be a priority that the plans are designed not to spill lighting over the property lines. Scott Zadora agreed.

Motion by Scott Zadora to close the public hearing, second by Glenn Godley. ALL WERE IN FAVOR.

Opened Public hearing on Appeal # 2021-002 Lisa- Jean Gifford request for a variance from the required 22 feet in height to 26 feet in height to accommodate a horse-riding arena at 630 Liberty Highway. Property noted by location Town Assessors Map 022, Lot 007, Zoned R-40.

Lisa-Jean Clifford was present and reviewed her plans stating that she needed additional the height for riding the horses as her plans ere for an indoor arena. Maria, John, and Steven Carpenter of 316 County Home in Thompson spoke in opposition. Stephen Carpenter questioned if the arena was for private use? Lisa Jean Clifford responded at the present yes.

Motion by Scott Zadora to close the public hearing, second by Robert Greene. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the October 20, 2020 meeting.

Motion by Robert Greene to accept the minutes, second by Glenn Godley. ALL WERE IN FAVOR.

Correspondence: None

Public Participation: None

New Business:

Appeal # 2021-001 Route 44 Realty LLC – 157 Providence Pike - Certificate of Approval Location

Motion by Scott Zadora to approve, second by Robert Greene. Joseph Nash, Robert Greene, Scott Zadora voted in favor, Glenn Godley voted in opposition. APPROVED

Appeal # 2021-002 Lisa- Jean Gifford – 630 Liberty Highway – Variance

Motion by Glenn Godley to approve, second by Scott Zadora. ALL WERE IN FAVOR.

Other Business:

Election of Officers

Motion by Robert Greene to nominate Joseph Nash as Chairman, second by Scott Zadora. ALL WERE IN FAVOR

Motion by Glenn Godley to nominate Scott Zadora as Vice- Chairman, second by Robert Greene. ALL WERE IN FAVOR

Accepting of New Applications for public hearing on April 20, 2021. None

Motion by Scott Zadora to adjourn at 8:35, second by Glenn Godley. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes have not been accepted by the Board and will be placed on their next meeting agenda.