

City of New Britain
ZONING BOARD OF APPEALS
City Hall – Room 201
New Britain, CT 06051

MINUTES - Regular Meeting
May 21, 2020
Page One

Members Present:

Matthew Malinowski, Chairman
Kathy Olandt
Jerrell Hargraves

Roman Nowak
Marion Fischbein
Nicole Pac, Alternate

Staff Present:

John Diakun, City Attorney
Steven P. Schiller, Planner II
Danielle Rosado, Secretary

1. CALL TO ORDER:

Chairman Matthew Malinowski called the meeting to order at 6:00 p.m.

2. ROLL CALL:

A quorum of six (6) members was present upon roll call. The participants in attendance were informed that, since five (5) affirmative votes are required in order for any application to be approved, all pending applicants would be given the opportunity to request a postponement to the next scheduled meeting, where it would be presumed that a full board would be present.

3. APPROVAL OF MINUTES: MARCH 19, 2020, REGULAR MEETING

ACTION: A motion to approve the minutes of the March 19, 2020 Regular Meeting was made by Commissioner Fischbein and seconded by Commissioner Olandt. The motion passed by unanimous vote.

4. OLD BUSINESS

A. PUBLIC HEARING AND DISCUSSION:

#4873: David Frank/DealPoint Merrill, LLC – 1055 West Main Street

5. NEW BUSINESS

A. PUBLIC HEARING AND DISCUSSION:

#4880: Atty. Michael A. Carrier for The Jerome Home – 975 Corbin Avenue

#4881: Atty. Michael A. Carrier for The Jerome Home – 975 Corbin Avenue

#4882: Timothy T. Stewart for Karol Kurkowski – 20 Belmont Street

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ZONING BOARD OF APPEALS
City Hall – Room 201
New Britain, CT 06051

MINUTES - Regular Meeting
May 21, 2020
Page Two

6. OTHER NEW BUSINESS

There was no other new business.

7. ADJOURNMENT

There being no further business to come before the Zoning Board of Appeals, the meeting was adjourned on a motion by Commissioner Hargraves, seconded by Commissioner Olandt, and unanimously approved, the time being 6:40 p.m.

Respectfully submitted,



Danielle Rosado, Secretary

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No. 4873
May 21, 2020

David Frank for DealPoint Merrill, LLC is requesting a modification to an existing variance to Section 150-10, for permitted uses, and variances to Sections 150-40-70.01, required front yard and 150-40-70.02, required side yard toward a side street, in order to construct additional storage building unit buildings on the Cube Smart property at 1055 West Main Street. Zone: B-2

Members Present:

Matthew Malinowski, Chairman
Kathy Olandt
Jerrell Hargraves

Roman Nowak
Marion Fischbein
Nicole Pac, Alternate

Mr. Schiller noted for the record that he spoke with David Frank, CEO for DealPoint Merrill, LLC and that Mr. Frank is following the recommendation of the Corporation Counsel and asking that his application be withdrawn without prejudice. He may reapply at a later date and it is agreed upon that application fees will be waived.

ACTION: A motion to withdraw Application #4873 without prejudice was made by Commissioner Nowak and seconded by Commissioner Olandt. The motion passed by unanimous vote.

APPLICATION #4873 WAS WITHDRAWN WITHOUT PREJUDICE BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS
Matthew Malinowski, Chairman



Danielle Rosado, Secretary

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No. 4880 & 4881
May 21, 2020

Attorney Michael Carrier for The Jerome Home is requesting modifications to previous variance approval (#4857) Section 230-10-20.10, which prohibits parking in the required front yard and to special exception approval (#4858) pursuant to Section 90-20-60, to allow Jerome Home's planned expansion for assisted memory care units at 975 Corbin Avenue. Zone: T

Members Present:

Matthew Malinowski, Chairman
Kathy Olandt
Jerrell Hargraves

Roman Nowak
Marion Fischbein
Nicole Pac, Alternate

Chairman Malinowski opened the public hearing and Attorney John Diakun determined that the signed affidavit was in order.

Mr. Schiller summarized the favorable staff report stating that with the prior approval, the City Plan Commission noted the need for this type of memory care accommodations in the community and felt the addition was in conformity with the applicable special exception standards. The Commission is of the opinion that these changes are relatively minor; that the parking as revised, remains in compliance with the City's standards and the added landscaping will enhance the appearance of the site.

The Engineering Department had the following comment on this application:

1. A Site Plan modification will need to be submitted to the Building Department for any changes to the previously reviewed site plan.

The Building Department offered a positive recommendation to the granting of a modification to the variance and special exception.

Speaking in favor: Althea Molokwu, 21 Hamilton Street, New Britain, CT
Atty. Michael A. Carrier, Weber & Carrier, LLP; Noah Morgan, Hartford Healthcare; Thomas Daly, Vice-President of Milone & MacBroom; Jessie Wildfeldt, Bechtel Frank Erickson Architects, Inc.; Mike Doherty, Milone & MacBroom

ACTION: A motion to approve Applications #4880 & 4881 was made by Commissioner Hargraves and seconded by Commissioner Olandt. The motion passed by unanimous vote.

APPLICATIONS #4880 & #4881 WERE GRANTED BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS
Matthew Malinowski, Chairman


Danielle Rosado, Secretary

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No. 4882
May 21, 2020

Timothy T. Stewart for Karol Kurkowski is requesting variances to Sections 70-40-10, minimum lot area and 70-40-50, minimum lot width, in order to subdivide a 200 foot wide 27,000 square foot parcel into four 50 foot wide, 6,750 square foot building lots at 20 Belmont Street. Zone: S-2

Members Present:

Matthew Malinowski, Chairman
Kathy Olandt
Jerrell Hargraves

Roman Nowak
Marion Fischbein
Nicole Pac, Alternate

Chairman Malinowski opened the public hearing and Attorney John Diakun determined that the signed affidavit was in order.

Mr. Schiller summarized the favorable staff report stating the City Plan Commission notes that the re-establishment of lots from old subdivisions has generally been viewed favorably, provided they are single-family houses, consistent in character with the surrounding neighborhood, and meet all current yard setback requirements. The Commission has no objections to the granting of these variances, provided that, as a condition of approval, it is agreed that the property will be utilized only for the construction of a single-family house and the applicant will proceed with the appropriate subdivision approval process through the City Plan Commission.

The Engineering Department had no comment on this application.

The Building Department offered a positive recommendation to the granting of variances and offered the following comment:

1. No variance for a 2-family house shall be granted in the future.

Speaking in favor: Timothy T. Stewart, 60 Wightman Road, New Britain, CT

ACTION: A motion to approve Application #4882 was made by Commissioner Nowak and seconded by Commissioner Fischbein and passed by unanimous vote.

APPLICATION #4882 WAS GRANTED BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS
Matthew Malinowski, Chairman



Danielle Rosado, Secretary