



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, FEBRUARY 16, 2022
MINUTES**

ROLL CALL: 6:00 PM

ATTENDANCE: Commissioners: DiMatteo, Johnson and Harris; Alternate: LaChance;
Brittany MacGilpin, Zoning Enforcement Officer

The Zoning Board of Appeals held a virtual public hearing on Wednesday, February 16, 2022, at 6:00 p.m., to hear and act on the following petitions:

#05-22 **983 New Britain Avenue** - [Petition of West Hartford No. 1, LLC](#) (R.O.) is requesting to continue their variance application to the next regularly scheduled ZBA meeting on March 16, 2022.

Commissioner DiMatteo made a motion to continue the item; Second by Commissioner Johnson.

Voting in favor: Commissioners DiMatteo, Johnson, Harris and LaChance (seated for D’Amato)

Opposed: None

VOTE: 4-0; continuance granted.

#07-22 **95 Ballard Drive** - [Petition of J. Lis](#) (R.O.) requesting a Special Exception approval in order to maintain a customary home occupation for a “Cottage Food” business as an accessory to the residence per Section 177-49 for a period of three (3) years per plans on file. **R-6 ZONE**

At the virtual meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Johnson made a motion to grant the petition; Second by Commissioner Harris. In reaching its decision, the Board granted the petition with the following conditions:

1. This permission is granted for a period of three (3) years. At that time, the applicant will be notified of the requirement to renew this permit. Failure to renew will render this approval void.
2. The hours of operation shall be: **Monday thru Friday: 9:30 a.m.-1:00 p.m.**
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. Customer parking is to be on-site at the property.

5. There will be no non-resident employees permitted.
6. No signage will be permitted.

Voting in favor: Commissioners DiMatteo, Johnson, Harris and LaChance (seated for D'Amato)

Opposed: None

VOTE: 4-0; Petition granted.

#06-22 **203 Newfield Avenue-** [Petition of GB Auto Sales and Repairs, LLC](#) seeking location approval for a Motor Vehicle Dealers/Repairers License per plans on file. **IG Zone**

Commissioner DiMatteo made a motion to grant the petition; Second by Commissioner Johnson. In reaching its decision, the Board granted the petition with the following conditions:

1. The hours of operation for repairs and sales shall be: Monday – Friday 8:00 am – 6:00 pm; Saturday: 8:00 am – 12:00 pm.
2. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
3. The premises shall be in compliance with the approved site plan on file at all times
4. No dismantled/junk vehicles shall be stored outside the building and visible from the street.
5. No discarded parts shall be kept outside the building.

Voting in favor: Commissioners DiMatteo, Johnson, Harris and LaChance (seated for D'Amato)

Opposed: None

VOTE: 4-0; Petition granted.

- Minutes for the January 19, 2022 meeting were approved. (Motion/DiMatteo; Second/Harris)
- Adjournment at 6:22 p.m. (Motion/DiMatteo; Second/Harris)