ZONING BOARD OF APPEALS

MINUTES
Monday, November 8, 2010

The Town of Bloomfield Zoning Board of Appeals held a meeting on November 8, 2010, scheduled for 7:30 p.m. at the Town Hall, Council Chambers in Bloomfield, Connecticut with the following members present:

Present:

Jacqueline Isaacson, Chairperson
Donna Banks
Kim Chamerda
Robert Cromwell
Pamela Gray
Fannie Pittman
Bill Starkie

Also Present: Michael Kosilla
Maureen Sullivan, Recording Clerk

Absent: Lucille Wactowski

LEGAL NOTICE
TOWN OF BLOOMFIELD
ZONING BOARD OF APPEALS

Notice is hereby given that the Zoning Board of Appeals will conduct public hearings on November 8, 2010 at the Bloomfield Town Hall, at 7:30 P.M., to consider the following:

1.Request by Blue Hills Fire District for Variances for a setback of the cell tower from the property line, front yard setback, and relocating a nonconforming use located at 779 Blue Hills Avenue, GWB zone.

Dated at Bloomfield, Connecticut this 25th day of October, 2010.

ZONING BOARD OF APPEALS
10-27-10
Jacqueline Isaacson, Chairperson
Pamela Gray, Secretary

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ZONING BOARD OF APPEALS
11-3-10
Jacqueline Isaacson, Chairperson
Pamela Gray, Secretary

Ms. Isaacson called the meeting to order at 7:33 p.m. Ms. Gray read the Legal Notice that appeared in The Hartford Courant on October 27, 2010 and November 3, 2010.

1. Request by Blue Hills Fire District for Variances for a setback of the cell tower from the property line, front yard setback, and relocating a nonconforming use located at 779 Blue Hills Avenue, GWB zone.

Attorney David Baram represented the Blue Hills District Fire Department. The appropriate forms were submitted. The site and Blue Hills Fire District were discussed. The applicant requested five variances:

1. Relocate a nonconforming use (the firehouse and the volunteer quarters). The Gateway District was discussed.
2. A setback requirement of 25 feet (along Edgewood Street the applicant only has 16 feet). The Regulations regarding two sided front yards were discussed.
3. Front yard parking that slightly exceeds the 25 feet.
4. Driveway throat, the space between the first space and the property line, the length of the driveway. It is supposed to be 20 feet in length. The applicant has 13 feet and 10.5 feet in another.
5. The cell tower already exists and the Regulations require the distance between the cell tower and the property line to be at least the height of the tower. There is only 25 feet. The tower was discussed.

Mr. Guy Hesketh, P.E. with F. A. Hesketh & Associates, Inc. in East Granby discussed the site plan. The applicant would like to increase the size of the building to 7,300 square feet. The applicant purchased .074 acres from Samo and plans to donate a 50 foot strip to the town along Edgewood Street. The existing nonconformities at the site were discussed as well as the two parking areas with 13 spaces. The traffic flow, variance requests, sedimentation and erosion controls and lighting fixtures were also discussed.

Ms. Isaacson asked about the 13 parking spaces. Attorney Baram discussed the parking requirements in the Regulations and also met with Mr. Hooper, Town Planner, regarding the parking spaces.

Chief Arthur Gold of the Bloomfield Fire Department, who resides at 20 Cottage Grove Circle, discussion the fire station which was built in 1933. A two bay station was proposed. Chief Gold discussed the different types of trucks owned by the Fire Department. The new doors will be 14 feet high by 14 feet wide. Pictures of the building were shown to the Board. Chief Gold discussed the areas in Bloomfield covered by the Blue Hills Fire District.

Mr. Anwar Hossain, an architect with The Lawrence Associates in Manchester, discussed the proposed building. The building will be fully accessible, ADA compliant and will meet all the current Regulations and Codes. The construction cost will be $2.5 million.

Attorney Baram discussed the Gateway District in the Regulations. A document was distributed to the Board listing the five variances the applicant requested and possible hardships.

There were no questions or comments from the public.

Mr. Cromwell asked if there will be enough room for advancement with the new building. Chief Gold stated the fire apparatus door will be 14 feet by 14 feet and will take the newer and larger apparatus.

Ms. Isaacson closed the public hearing.

Mr. Starkie commented that the plans were beautiful. The plans seemed aggressive for a small piece of property. Mr. Starkie would like to see something a little more adaptable so the applicant didn't need all the variances. Ms. Chamerda stated the new plan requires less variances than the current structure. There are 13 parking spaces per the Zoning Regulations. The cell towers were discussed.

The five regular members voted this evening.

Mr. Cromwell made a motion to approve the request by the Blue Hills Fire District for Variances for the setback of the cell tower from the property line, front yard setback, the relocation of a nonconforming use for the firehouse and volunteer quarters, and parking in the required front yard for the proposed use located at 779 Blue Hills Avenue. The variance would allow a portion of the proposed 13 parking spots be in the required front yard; a front yard variance of 9 feet instead of the required 25 feet, in as much as there are two front yards associated with this, and the minimum driveway throat would be acceptable to allow 10.5 feet plus 13 feet instead of the 20 feet in the Regulations based on Edgewood Street and Blue Hills Avenue being so close. The relocation of the nonconforming use and the volunteer quarters as outlined in the drawing is acceptable as shown because of the hardship of it being a pre-existing location, the lot size and not being able to fit the engines. There are advantages to being able to use larger equipment that will benefit the neighborhood. Because the free-standing antenna has a zero fall down radius the proposed 25 feet to the property line will be safe for the neighborhood. Ms. Pittman seconded the motion and it was approved unanimously.

2. 2011 Meeting Schedule

Ms. Gray made a motion to approve the 2011 meeting schedule. Ms. Pittman seconded the motion and it was approved unanimously.

The meeting schedule is as follows:

January 3, 2011
February 7, 2011
March 7, 2011
April 4, 2011
May 2, 2011
June 6, 2011
July 11, 2011
August 1, 2011
September 12, 2011
October 3, 2011
November 7, 2011
December 5, 2011

3. Minutes of October 4, 2010.

Ms. Pittman made a motion to approve the minutes of October 4, 2010. Mr. Cromwell seconded the motion and it was approved unanimously.

Mr. Cromwell made a motion for the meeting to adjourn. Ms. Gray seconded the motion and it was approved unanimously.

The meeting adjourned at 8:48 p.m.

Pamela Gray (MD.)

Pamela Gray, Secretary

Maureen Sullivan (MD.)

Maureen Sullivan, Recording Secretary