

**COVENTRY ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, MAY 18, 2021**

CALL TO ORDER:

By: Rossignol

Time: 7:03 p.m.

Place: Virtual

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Elizabeth Bauer, Secretary	X	
	Monika Debowska		X
	Frank Infante		X
	Courtney Rossignol, Chairperson	X	
	Claire Twerdy, Vice Chairperson	X	
ALTERNATE MEMBERS:	Thomas Boudreau	X	
	Mike Gerrity	X	
	Valdis Vinkels		X
STAFF:	Alexa Gorlick, ZEO	X	

Boudreau and Gerrity were seated for Debowska and Infante.

READING OF LEGAL NOTICE(S):

Bauer, Secretary, read the legal notices into the record.

EXPLANATION OF PROCEDURES

Rossignol, Chairperson, explained the procedures to the public.

PUBLIC HEARINGS:

1. #ZBA-21-4 – Application of Eric Lacore, for a motor vehicle dealer/repairer location approval, pursuant to Section 14.54 of the CT General Statutes, property located at 193 Main Street (Assessor’s ID #R05001) VC Zone

Eric Lacore was present. He is seeking approval to use the property for a used car dealership. His dealership will specialize in unique, classic Japanese vehicles that are imported to the United State. These vehicles are not normally available to the U.S. market. The dealerships focus is on microcars or K-cars as they are known in Japan. He will service the vehicles to support the sales of the cars. This piece of property was a Ford dealership over 50 years ago. Mr. Sanborn built the building and has been repairing and selling used cars there. Sanborn’s son does not want to take over the business. The property has been dormant. Lacore has been trying to clean the place up. He is sensitive that this is in the historic district. His renovations will comply with the aura, style, and POCD guidelines for the Village historic district.

Bauer asked about the diagram showing the maximum number of cars on the site to be sixty-three. Town Hall asked that the number be provided. The back portion of the property is enclosed by a fence and is private in back. The cars are so small Lacore could probably fit 80 cars on the site. Some landscaping will be done and there will be free space so vehicles can enter and leave the property from the two existing curb cuts.

Most of the cars will be sold online with customers coming to the establishment to pick up cars or have them serviced. There will be a mixture of customers coming to pick up cars from an online sale and some will be sent to the purchaser. These are all used cars that are at least 25 years old with low mileage. Once approval is obtained from ZBA Mr. Lacore has to get approval from the Connecticut Motor Vehicle department. When that piece is completed he has to come back to Town Hall for another approval for signage with the size and look complying with the regulations.

Mr. Lacore said he will not be doing hard detailing or degreasing. The lifts will be used for changing tires. Some new tires will be stored inside the building. The old tires will be recycled. Waste oil will be collected from oil changes in the waste containers that are now onsite. He has agreements with vendors for the tire recycling and waste oil pick up.

A hardship is not needed for this application. The ZBA is looking at it from a public health and safety standpoint.

Audience of Citizens:

No one was present to speak.

The hearing is closed.

Motion: I move the Coventry Zoning Board of Appeals approve #ZBA-21-4 – Application of Eric Lacore, for a motor vehicle dealer/repairer location approval, pursuant to Section 14.54 of the CT General Statutes, property located at 193 Main Street (Assessor’s ID #R05001) VC Zone.

By: Gerrity

Seconded: Twerdy

For: Rossignol, Bauer, Twerdy, Boudreau, Gerrity

Against: None

Abstain: None

The motion passes.

2. #ZBA-21-5 – Application of Suzanne Haviland, for a second story addition pursuant to Section 5.07.04 of the town of Coventry, CT Zoning Regulations, property located at 155 Standish Road (Assessor’s ID #R03517) LR Zone

Bauer will be recusing herself for this hearing. Rossignol asked Suzanne Haviland if she would like to proceed this evening with only having four Members available for her application. If denied the applicant can request an appeal through Superior Court or can reapply for a variance after understanding a reason for denial. Haviland decided to go ahead with the hearing this evening.

Bauer recused herself.

Suzanne Haviland and her husband Tom were present. They have been living here for 16 years and would like to add a third bedroom upstairs by building an addition on the footprint of the house. The one story space in the ell on the left side is used as an office; it used to be a porch. Also, in the back there is a living room that does not have anything above it. The proposed addition will be over the left side and along the back side of the house. The addition could have a total of 700 sq. feet. That could be scaled back if it is determined that some part of the building cannot support an addition. They have worked with an architect to configure the upstairs. The addition could also include a bathroom, closet, and laundry area.

Ms. Haviland said the hardship is that this is a pre-existing non-conforming lot with 29’ to the left property line instead of 30’ per regulations. The drawings provided show the new roofline basically in line with the current roof. The house would not be any taller.

Gerrity asked if the addition will cause an obstruction of the lake view from neighbors’ houses. Haviland said the neighbor directly across the street may have some obstruction on the left side. – directly across the street on the hill are one house neighbor is on the call. Gerrity confirmed with the applicant that the hearing sign was posted. Haviland said she also emailed and have spoken to neighbors to explain what they are proposing.

Boudreau noted the plans show a one bedroom or two bedroom option. He asked that either way the roofline remains as it is currently and the obstruction for the neighbor will be the same. Ms. Haviland said yes. She added that the lake community shares

many things. We have tried to keep the profile of the house the same by working with what we have and keeping the addition as uniform as it is now.

Audience of Citizens:

William Chang, 150 Standish Road - Lives directly across the street. He mentioned that he received the email just a few days ago and there was no discussion with the applicant about what they are planning of doing. How does the ZBA assess how his property value and lake view are going to be affected? Rossignol said the ZBA does not have information on property values and impact. Gorlick said the ZBA has no way of knowing or answering that question. Chang said the plus side of growing up in Coventry was having the view of the lake. He would like to keep that view if possible and hopes the ZBA takes that into consideration.

Tom Swan, Haviland's husband, said we emailed Chang to describe what we are trying to do and will try to maintain as much of his view as possible. The plan is not extending the footprint of the house. They want to be good neighbors. Chang said it would have been nice to discuss this project prior to this meeting.

The hearing is closed.

Gerrity asked this is the first time that he has heard a neighbor object to a plan. What kind of weight does that hold? Rossignol said the weight would be determined as individual Members. Twerdy said she feels a bit bad for Mr. Chang but that is outside of the consideration of the ZBA.

Motion: I move the Coventry Zoning Board of Appeals approve #ZBA-21-5 – Application of Suzanne Haviland, for a second story addition pursuant to Section 5.07.04 of the town of Coventry, CT Zoning Regulations, property located at 155 Standish Road (Assessor's ID #R03517) LR Zone.

The hardship being: This is a pre-existing non-conforming lot with a setback of 29' instead of 30' and the applicant wants to stay in this home by adding a new bedroom.

By: Boudreau

Seconded: Twerdy

Discussion: Gerrity asked what the is consideration to people who object to an addition or objection of a project. Based on the plan Mr. Chang's view will be obstructed. Twerdy said she listens to the presentation, listen to the questions and answers, listen to any abutter to take everything into consideration when making her decision. It is a legitimate concern of the neighbor. Her view of this application is that the footprint is remaining the same. There is not a guarantee that the neighbor's view is going to be obstructed. There will not be an outright loss of the view. Boudreau agrees with the interpretation that the footprint will remain the same and even have the same roof line. From what he heard the neighbor's view of the lake has always been between the houses. It is remarkable to Boudreau the lengths Haviland went through to communicate with the neighbors. This goes to neighborly connectivity. Twerdy said the variance being requested, and the only reason the applicants

