

ZONING BOARD OF APPEALS
PUBLIC HEARING & REGULAR MEETING
Wolcott Town Hall - Council Chambers
Wednesday, May 13, 2015
7:00 P.M.

AGENDA

PUBLIC HEARING:

- I. Call to Order, Pledge of Allegiance, Attendance
- II. Public Hearing on Appeal #1962
 - **APPEAL #1962** Appellant/Owner: Cumberland Farms, Inc.:1655 Meriden Rd, Wolcott, CT Property Locations: MAP 124B/LOT 161 and 1665 Meriden Rd, Wolcott, Ct: Map 124B/Lot164 and 180 Farview Ave: Map 124B/Lot 159 to construct a new convenience store of 4,738 square ft. and four gasoline dispensers and requesting the following variances:
 1. Article 2 Section 25 Schedule B - General bulk standards #6.4: Minimum setback from a residential district boundary is 50'. **Requesting a variance of 19.5 ft. to allow a 30.5 ft. building setback to the west residential district boundary line and a variance of 3 ft. to allow a 47 ft. building setback to the north residential district boundary line.**
 2. Article 2 Section 25.8.2: In commercial districts no part of the area required for setback from a residence district boundary line shall be used for off-street parking or loading. (Per Schedule B - general bulk standards #6.4: Minimum setback from a residential district boundary is 50'). **Requesting a variance of 30 ft. to allow parking spaces to be set back 20 ft. from the west residential district boundary line and a variance of 25 ft. to allow the loading space to be set back 25 ft. from the north residential district boundary line.**
 3. Article 3 Section 32.2.12.b: All building and other structures including canopies and pump islands and pumps for the retail sales of gasoline shall be set back not less than 50' from any street or other property line. **Requesting a variance of 17 ft. to allow canopies, pump islands and pumps for the retail sale of gasoline to be set back 33 ft. from the Meriden Road street line**

and a variance of 11 ft. to allow canopies, pump islands and pumps for the retail sale of gasoline to be set back 39 ft. from the Farview Ave. street line.

4. Article 4 Section 42.7.6 Location Loading: No off street loading space or access aisles in connection therewith shall be located in the area required for setbacks from a street line or residence district boundary line or within 10' of any side line. **Requesting a variance of 25 ft. to allow the loading space and access aisle in connection therewith to be located 25 ft. from the north residential district boundary line.**
5. Article 4 Section 42.7.7: No parking space or access aisle in connection therewith shall extend within 10' of any street line or 5' of any side property line, except for permitted driveway entrances, and approved interconnection with adjoining properties.
Requesting a variance of 5 ft. to allow the southerly and easterly access aisles to be set back 5 ft. from the Meriden Road and Farview Ave. street lines.

Application was denied per David Kalinowski CZEO's letter dated 4-27-2015 as it does not meet set back requirements (see variances requested above).

- III. Public Comment
- IV. Close/Continue Public Hearing

REGULAR MEETING:

- I. Call to Order
- II. Motion to Seat Alternate Members
- III. Approval of Minutes
 - **Public Hearing and Regular Meeting – April 10, 2013**
 - **Organizational Meeting March 11, 2014**
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- IV. Correspondence
- V. Old Business

- **DISCUSSION & POSSIBLE ACTION ON APPEAL #1962**
Appellant/Owner: Cumberland Farms, Inc. 1655 and 1665
Meriden Rd and 180 Farview Ave Road, Wolcott, CT

- VI.** New Business
- VII.** New Applications
- VIII.** Executive Session
- IX.** Adjournment