



APPROVED MINUTES
Zoning Board of Appeals
Regular Meeting
Monday, August 8, 2016 at 7:30 pm
Community Center, Room F
40 Dyer Avenue, Canton, Connecticut

CALL TO ORDER: The Regular Meeting of August 8, 2016 was called to order at 7:32 p.m. by Acting Chair Guerry Dotson.

PRESENT: Guerry Dotson, Gary Adajian, Christopher Kerr, and Lucien Rucci (Alternate)

ABSENT: Robert Brainard (Chairman) and Bob Celmer (Alternate)

Mr. Rucci was seated as a Regular Member by Mr. Dotson.

ALSO PRESENT: Zoning Enforcement Officer Emily Anyzeski and Recording Secretary Jennifer Scott

A quorum of the Commission is present.

MODIFICATION TO THE AGENDA:

Mr. Dotson elected to modify the agenda so that "Other Business" was addressed prior to "New Business." There was no objection from the other members.

REMARKS BY CHAIR: None

REGULAR MEETING

OTHER BUSINESS:

1. **Approval of Meeting Minutes from June 13, 2016**

MOTION: Mr. Rucci moved to review and approve the minutes from the June 13, 2016 Regular Meeting as presented. Mr. Adajian seconded the motion, which passed unanimously, 4-0-0.

2. **Applications Received After Agenda Posted – None**

3. **Staff Report – None**

NEW BUSINESS

1. **File #2016-5; 272 Albany Turnpike; Assessor's Map 31; Parcel 1010272; Zone B; Section 9.7, Motor Vehicle Location Approval, Used Car Dealer and General Repairer License; Jeffrey Welch, applicant; RGC Properties, LLC, owner**

Commissioners Seated: Guerry Dotson, Gary Adajian, Christopher Kerr, and Lucien Rucci

Mr. Welch was in attendance for the hearing of his application. He informed the members that he recently took over as owner of The European Car, a division of Coffin Enterprises Inc. The prior owner, Robert Coffin, traded positions within Coffin Enterprises, Inc. with Mr. Welch. As of July 1st,

the DMV requires that a new application be submitted for a Dealer or Repairer License when a change of officers occurs. The location must also be authorized by the Zoning Board of Appeals Chair of the town where the applicant intends to conduct business. Mr. Welch confirmed that the business held a Dealer license prior to his taking ownership. The Dealer license was not used much in the past few years by Mr. Coffin, but Mr. Welch said that he intends to utilize it more often to supplement his income. Mr. Dotson asked where on the property he plans to sell used vehicles. Mr. Welch replied that he ideally would utilize his property's great frontage on Albany Turnpike.

Mr. Welch stated that there will be no change in use at the property with its focus still being the same type of automotive repair. Mr. Adajian asked how long the business has been there. Mr. Welch answered that Robert Coffin bought the property in the early 1990's but he believes that it has been an automotive facility since the 1960's. Mr. Rucci confirmed with Mr. Welch that they were able to sell used cars up to this point. Mr. Dotson commented that he has noticed some amazing cars being sold at their business and it seems like a professional outfit. Ms. Anyzeski commented that this application is pretty easy since it's just a change in ownership and there is no change in use.

MOTION: Mr. Kerr moved to approve the location at 272 Albany Turnpike (File #2016-5; 272 Albany Turnpike; Assessor's Map 31; Parcel 1010272; Zone B, Section 9.7) for a Motor Vehicle License. Mr. Adajian seconded the motion which passed unanimously, 4-0-0.

Mr. Dotson as Acting Chair signed and dated the map for the property to indicate the location approval. Mr. Welch was advised that his next step would be to file a copy of the signed map with the Town Clerk.

AJOURNMENT:

MOTION: Mr. Dotson moved to adjourn the Regular Meeting of the Zoning Board of Appeals at 7:47 p.m. Mr. Adajian seconded the motion. The motion passed unanimously, 4-0-0.