



**Planning Division
Meeting Minutes of the
Zoning Board of Appeals
(Draft Subject to Board
Approval)**

**REGULAR MEETING OF THE ZONING BOARD OF APPEALS
TUESDAY, FEBRUARY 3, 2009**

Commissioners Present

Kenneth B. Lerman
Robert Luckritz
David Bobowski
Stephen Dauphine
Meghan Freed

Staff Present

Roger J. O'Brien
Kim Holden

Commissioners Absent

Mike McGarry

Chairperson Dauphine called the meeting to order.

I. Public Hearing

- a. 17-19 Squire Street, 20 Wolcott Street- Requesting variances from the following sections: 1. Section 954 Parking which would allow nine (9) parking spaces instead of 18 spaces, 2. Section 536(a) which would allow a lot occupancy of twenty-eight (28%) instead of twenty-five (25%). 3. Section 542 which would allow a rear yard setback of five (5) feet instead of thirty (30) feet. 4. Section 912(5) Number of dwelling units which would allow more than twenty percent (20%) of the units for persons in need of social rehabilitation. 5. Section 912(6) which would waive the requirement for staffing required during all hours of operation. 6. Section 912 Rehabilitation Home which would allow this rehabilitation home to be within 1,000 feet of another facility. David Berto presented the plans and the application. Raquel Rivera answered questions. A member of the Frog Hollow NRZ spoke in favor of the application.
- b. 505 Wethersfield Avenue and 509 Wethersfield Avenue- Requesting a variance from Section 854C of the Commercial, Business and Industrial Permitted Use Table which would allow animal services in a B-4 district. Attorney Coleman B. Levy presented the case and answered questions. Veterinarian H. Hopkmoon gave a summation of the operation of the clinic.

III. Regular Meeting

a. Consideration Public Hearing Items

1. 17-19 Squire Street, 20 Wolcott Street – The Board deliberated on a motion to grant variances made by Commissioner Luckritz and seconded by Commissioner Bobowski. Commissioners Freed, Bobowski, Luckritz and Dauphine all voted in favor. Commissioner Lerman voted against.
2. 505 & 509 Wethersfield Avenue – The Board deliberated on a motion to grant variance made by Commissioner Bobowski and seconded by Commissioner Lerman. Commissioners Freed, Bobowski, Luckritz, Dauphine and Lerman all voted in favor.

IV. New/Old Business

- The Board did not take up the Rules of Procedure. The Board will review and take up at the next meeting.

Ajdournment

- The meeting was adjourned.

Respectfully submitted,

Kim Holden