

**Town of Montville Zoning Board of Appeals
Regular Meeting Minutes
October 2, 2019
Town Hall – Town Council Chambers**

1. Call to Order.

Chairman MacNeil opened the regular meeting of the Zoning Board of Appeals at 7:00p.m.

2. Roll Call.

Present were Board members Doug Adams, Joseph Berardy, Robert Yuchniuk, Alternate Carl Freeman, and Chairman John MacNeil. Also present was Zoning and Wetlands Officer (“ZWO”) Nancy Woodlock and Applicant Michael Yost. Board member Richard Gladue was absent. A quorum was present.

Chairman MacNeil stated Alternate Freeman would be seated in the place of Board member Gladue who was absent.

3. Minutes: Approve the Minutes of the May 1, 2019 Meeting.

Motion by Chairman MacNeil; seconded by Board member Adams to approve the Minutes of May 1, 2019, as written. Discussion, none. Voice vote, 5-0, all in favor. Motion carried.

4. Executive Session. -- *None*

5. New Business: -- *None*

6. Public Hearings/Applications.

- a. **#219ZBA3 – Application #219ZBA3 – 2260 Rte. 32, (Map 106, Lot 33), Uncasville, CT** Property Owner: Yost Holding, LLC, -- Applicant Michael Yost – For location approval for Dealer & Repair Facility, per C.G.S, Section 14-54.

This application is for a Certificate of Location Approval for an auto dealer & repair facility per C.G.S. Section 14.54.

Applicant proposes to renovate the existing building and create parking per plan titled “Plan Showing Proposed Building Addition and Proposed Parking Layout, Property of Yost Holdings LLC, 2260 Connecticut Route 32, a/k/a Norwich New London Turnpike and Meadow Lane”, signed by Peter Gardner, Conn. L.S. #14208, dated August 26, 2019. The existing Shantok Motors will remain at 2246 Route 32. (Refer to attached narrative.)

The property at 2260 Route 32 (Map 106, Lot 33) is located in the C-1 Zone and OZ Route 32 Overlay Zone.

The property is partially developed with a +/- 2,134 sq. ft. building/drive-up served by municipal sewer and water, with associated parking. It is located in the Route 32 Corridor. The new use of the property would be in keeping with the surrounding businesses.

The public hearing was advertised in *The Day* on September 20th and September 27th, 2019. The applicant sent notices to abutting property owners, and provided the proper receipts to document.

For this application, Chairman MacNeil asked whether legal notices had been sent out as required. ZWO Woodlock confirmed the notice dates and then presented the staff report as requested by Chairman MacNeil by reading the application into the record. Chairman MacNeil then asked about the location and prior use of the property and ZWO Woodlock stated that three (3) properties were being combined. ZWO Woodlock also responded that the request for approval was needed as the applicable property was a separate parcel.

Chairman MacNeil asked if anyone wanted to speak in favor of the application. Applicant Yost stated the plan was to refurbish the property and add four (4) or more service bays on the rear of the building that do not exist presently. Chairman MacNeil asked whether the Applicant owned the adjacent building and the Applicant responded he owns the business but rents the property and confirmed use of that property stating there would not be a name change, per Chairman MacNeil's inquiry. For purposes of clarification, ZWO Woodlock and Chairman MacNeil explained that the two different, separate properties would be joined for single use. Board member Adams inquired as to lack information provided regarding oil and drainage. Chairman MacNeil explained that Board approval was for the land only and that application for the other would come under the purview of Planning & Zoning.

Motion by Chairman MacNeil; seconded by Alternate Freeman, to close the Public Hearing/**Application #219ZBA3 – 2260 Rte. 32, (Map 106, Lot 33), Uncasville, CT** Property Owner: Yost Holding, LLC, -- Applicant Michael Yost – For location approval for Dealer & Repair Facility, per C.G.S, Section 14-54. Discussion: none. Roll Call vote: In favor, Board members Adams, Berardy, Freeman, MacNeil, and Yuchniuk. Opposed: none. Motion carried, 5-0.

- b. Discussion & Decision – Application #219ZBA3 – 2260 Rte. 32, (Map 106, Lot 33), Uncasville, CT** Property Owner: Yost Holding, LLC, -- Applicant Michael Yost – For location approval for Dealer & Repair Facility, per C.G.S, Section 14-54.

Motion by Chairman MacNeil; seconded by Board member Adams as follows: *I move to approve Application #219ZBA3 of Applicant, Michael Yost, for a Certificate of Location Approval pursuant to Section §14-54 of the Connecticut General Statutes to allow the operation of dealer/repairer facility on the property located at 2260 Rte. 32, (Map 106, Lot 33) as shown on the plan titled “Plan Showing Proposed Building Addition and Proposed Parking Layout, Property of Yost Holdings LLC, 2260 Connecticut Route 32,*

a/k/a Norwich New London Turnpike and Meadow Lane”, signed by Peter Gardner, Conn. L.S. #14208, dated August 26, 2019. Discussion: Chairman MacNeil said there are already two (2) businesses there and Alternate Freeman commented it was nice to see someone grow. Voice vote, 5-0, all in favor. Motion carried.

7. **Old Business.** -- *None*

8 **Other Business.** -- *None*

9. **Adjournment**

Motion made by Chairman MacNeil; seconded by Board member Adams, to adjourn the meeting at 7:12 p.m. Discussion, none. Voice vote, 5-0; all in favor. Motion carried.

Respectfully submitted by:

Gloria J. Gathers
Recording Secretary
Town of Montville

AN AUDIO RECORD IS AVAILABLE AT THE TOWN WEBSITE.