

**TOWN OF BARKHAMSTED
ZONING BOARD OF APPEALS
MINUTES OF MEETING
WEDNESDAY, JANUARY 6, 2010**

Chairman William LeGeyt called the meeting to order at 7:05 p.m. Members present were Daniel Lamont, and Stephen Raftery. Also present was staff secretary, Debbie Brydon and Marcie Patchett.

Lamont made a motion to amend the agenda to add "Fill Vacancy", seconded by Raftery and unanimously approved.

FILL VACANCY:

LeGeyt read a letter from David Moulton, Chairman of the Republican Town Committee recommending Marcie Patchett to fill the vacancy when David McGill resigned. Debbie Brydon also stated that the Democratic Town Committee was endorsing Marcie Patchett. Lamont made a motion to appoint Marcie Patchett to fill the vacancy left by David McGill, seconded by Raftery and unanimously approved.

PUBLIC HEARING:

Application submitted by Crew Motorcars, LLC., applicant and Stanley Slater, et al, owners for property located at 127 New Hartford Road. Location approval for the construction of a used car dealership.

Patchett read the legal notice into the record. Rich Caulkins from Northeast Consulting appeared to represent Crew Motorcars, LLC. The applicant submitted proof of mailing the notices and Debbie Brydon stated for the record that the property owners (Slaters) had sent a letter giving the applicant permission to apply for the location approval. Mr. Caulkins presented new maps to the Board, with more detail that was required by the Department of Motor Vehicles. The lot is located in a B-1 zone. It is a little over 1 acre and is on the corner of Route 44 and Knob Hill Road. There is a gas station across the road and a used car dealer right down the road. There are no schools, churches or public meeting places within a close proximity of the site. The access to the site will be off of Knob Hill Road. LeGeyt read a letter from Town Planner, Martin Connors, dated December 26, 2009 into the record. See attached.

Barry Hall, the abutting neighbor on Knob Hill Road, questioned why they were not accessing the business from Route 44. Mr. Caulkins stated that the grade would exceed the requirements of the Town. Patchett questioned the location of the driveway as well and asked if there was a possibility that it would enter from Route 44. She was concerned about sight lines and traffic problems on Route 44. The applicant stated that he has no intention of entering or exiting onto Route 44 due to the grade and prefers a

stop sign from Knob Hill. Lamont questioned whether any body work would be done on the cars. Applicant stated no body work or painting would be done.

Lamont made a motion to close the Public Hearing at 7:28 pm, seconded by Patchett and unanimously approved.

PENDING APPLICATIONS:

Application submitted by Crew Motorcars, LLC., applicant and Stanley Slater, et al, owners for property located at 127 New Hartford Road. Location approval for the construction of a used car dealership.

Lamont made a motion to approve the location application of Crew Motorcars, LLC, applicant and Stanley Slater, et al, owner, 127 New Hartford Road for a used car dealership, as per oral and written testimony, seconded by Patchett and unanimously approved.

Approval of minutes: Lamont moved to approve the minutes of November 2, 2009, as presented, seconded by Patchett and unanimously approved, with Raftery abstaining.

Correspondence: Reviewed letter from Selectman, Donald S. Stein regarding the budget. The Board agreed to the 0% increase in the ZBA budget.

Election of Officers:

Lamont motioned to have the Secretary cast one ballot for the existing slate of officers, seconded by Patchett and unanimously approved.

Any other business: None

Lamont moved to adjourn at 7:45 p.m. Patchett seconded and the motion passed unanimously.

Approved _____ Date _____
Marcie Patchett -secretary