

**TOWN OF BARKHAMSTED  
ZONING BOARD OF APPEALS  
MINUTES OF REGULAR MEETING  
WEDNESDAY, NOVEMBER 2, 2016**

Chairman William LeGeyt called the meeting to order at 7:00 p.m. Members present were Dan Lamont, Robert Pulford and Chris Tooker. Also present was zoning enforcement officer, Debbie Brydon.

**PUBLIC HEARING:**

**Application submitted by Sound Garrett Barkhamsted, LLC., applicant/owners for property located at 390 New Hartford Road. A variance to Article VI, section 193-36 of the Zoning Regulations, allowing for an increase in signage at 390 New Hartford Road.**

Chairman LeGeyt opened the public hearing at 7:05. Matt Bruton, Professional Engineer from BL Companies and Gary Eucalitto, owner were present. Mr. Bruton showed the commission the location of the new Dollar General Store, and advised them that there would be the need for another septic and well on this site. The Dollar General Store will be 9100 square feet and the O'Reilly's Auto Parts will be 7800 square feet. As both of these buildings do not total 20,000 square feet as required in the Zoning Regulations to apply for a Special Exception, the applicant chose to apply for a variance. The applicant is asking for two pylon signs. One totaling 75 square feet for O'Reilly's and the other totaling 96.5 square feet for Dollar General. They are also asking for one sign each on the building (122 square feet for O'Reilly's and 200 square feet for Dollar General).

Staff asked Mr. Bruton to address the hardships found on this lot. Mr. Bruton discussed the wetlands areas and the buffers, the topography in the rear, and the fact that 2 septic fields and 2 wells are required on this lot and did not allow for the buildings to total 20,000 square feet.

The public hearing was closed at 7:20 pm.

**PENDING APPLICATIONS:**

**Application submitted by Sound Garrett Barkhamsted, LLC., applicant/owners for property located at 390 New Hartford Road. A variance to Article VI, section 193-36 of the Zoning Regulations, allowing for an increase in signage at 390 New Hartford Road.**

After reviewing the zoning regulations, Pulford made a motion to approve the application for a variance to Section 193-36 of the Zoning Regulations for signs, but not to exceed any square footage over what is allowed in the Zoning Regulations in Section 193-36F,

**“F. In the B-1, I-1, I-2, B-2 and PVC/RC Zones the Commission, by Special Exception approval, may increase the maximum size of building sign and free standing signs above that which is allowed in that zone per Section 193-36 B, as follows:**

**A. One additional free standing sign may be granted by Special Exception approval to properties with building (s) exceeding 20,000 square feet in size and with more than (1) one tenant.**

**B. In no case shall a Special Exception approval be granted to allow:**

- a. More than (2) two free standing signs per lot, with a maximum of 90 square feet each;**
- b. A free standing sign taller than 16 ft in height or 120 sq ft in size.**
- c. Building signage exceeding one and a half (1.5) square foot in sign area for every running foot of building frontage occupied by the principal structure (excluding porches, etc.).**

due to the hardship of wetlands, topography and the need for two septic fields and two wells, seconded by Lamont and unanimously approved.

**Approval of Minutes:** Lamont made a motion to approve the minutes of October 12, 2016, seconded by Tooker and unanimously approved. Pulford abstained

**Correspondence: None**

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

Approved \_\_\_\_\_ Date \_\_\_\_\_

Bob Pulford -secretary