

**STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL**

RE: APPLICATION BY ARX WIRELESS  
INFRASTRUCTURE LLC FOR A  
CERTIFICATE OF ENVIRONMENTAL  
COMPATIBILITY AND PUBLIC NEED  
FOR A TELECOMMUNICATIONS FACILITY  
AT 43 OSGOOD AVENUE IN THE  
CITY OF NEW BRITAIN, CONNECTICUT

DOCKET NO. 503

Date: July 8, 2021

**AFFIDAVIT OF STEVEN P. SCHILLER**

The undersigned, being duly sworn, does hereby depose and states the following:

1. I am over the age of eighteen (18) years old and believe in the obligations of an oath;
2. I have been employed by the City of New Britain since January 13, 1986 and currently hold the position of City Planner;
3. As the result of a medical condition, I was unable to work from June 21, 2021 to July 1, 2021 and recently returned to work on a part-time restricted basis for a couple of hours each day, mornings only;
4. Due to my current medical condition, I am unable to participate in the hearing scheduled by the Connecticut Siting Council on July 20, 2021 at 2:00 p.m.;
5. In my capacity as City Planner I am familiar with the property, which is the subject of the Application and located at 43 Osgood Avenue in New Britain, CT;

6. In my capacity as City Planner, I have provided counsel and advice to the City of New Britain City Plan Commission and Zoning Board of Appeals;

7. In 2016, the Applicant Osgood Avenue Property, LLC requested certain variances from the Zoning Board of Appeals to allow the conversion of the former Israel Putnam School located at 43 Osgood Avenue into a 34-unit age-restricted apartment building;

8. Based on the provisions of the New Britain Code of Ordinances, the Application for a variance was submitted to the City Plan Commission for its recommendation prior to consideration by the Zoning Board of Appeals;

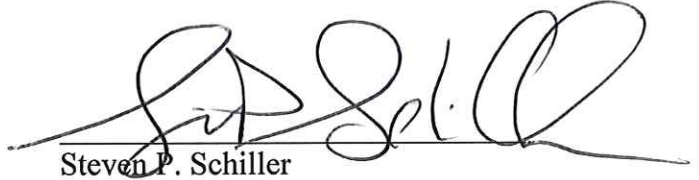
9. The City Plan Commission met and its recommendation to the Zoning Board of Appeals is attached as Exhibit A and concluded "The City Plan Commission is supportive of the adaptive re-use of this building for residential purposes as proposed and, therefore, has no objections to the granting of these variances";

10. On May 26, 2016, the Zoning Board of Appeals approved said variances and a certified copy of the May 26, 2016 minutes on file in the New Britain Town and City Clerk's office is attached as Exhibit B.

11. Approval of the cell tower Application submitted by ARX WIRELESS INFRASTRUCTURE, LLC would clearly compromise the ability of the property owner to redevelop 43 Osgood Avenue including any construction of a 34-unit aged restricted housing at this location;

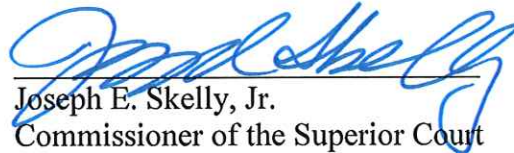
12. The building which housed the former Israel Putnam School at 43 Osgood Avenue was constructed in 1905 and has been included in the City of New Britain's 1996 Grand List Historic Properties Survey which is a consideration as it relates to eligibility to State and Federal funding.

Dated at New Britain, CT this 8<sup>th</sup> day of July, 2021



Steven P. Schiller

Subscribed and sworn to before me this 8<sup>th</sup> day of July, 2021.



Joseph E. Skelly, Jr.  
Commissioner of the Superior Court

**CERTIFICATION**

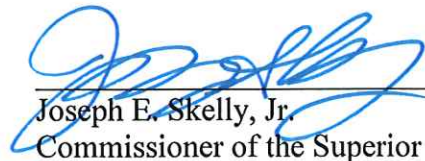
I hereby certify that a copy of the above was or will immediately be mailed or delivered electronically or non-electronically on July 8, 2021 to all counsel and self-represented parties of record:

Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051  
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[Melanie.bachman@ct.gov](mailto:Melanie.bachman@ct.gov)  
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Arx Wireless Infrastructure LLC  
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North Haven, CT 06473

Arx Wireless Infrastructure, LLC  
C/O David A. Ball, Esq. and Philip C. Pires, Esq.  
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Joseph E. Skelly, Jr.  
Commissioner of the Superior Court

State of Connecticut – CT Siting Council  
Application by ARX WIRELESS INFRASTRUCTURE, LLC  
Docket No. 503

# EXHIBIT

# A

## **ZBA MAY 2016**

**APPLICATION:** #4733  
**APPLICANT:** Atty. Michael Carrier for Osgood Avenue Property, LLC  
**ADDRESS:** 43 Osgood Avenue  
**ZONE:** S-3 (Single-Family)

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**BACKGROUND:** The applicant is requesting a variance to Section 80-10, permitted uses, and 80-40-20, lot area per dwelling unit, in order to allow the conversion of the former Israel Putnam School into a 34-unit, age-restricted, apartment building. The subject property is located on the northeastern corner of Osgood Avenue and Beach Street. The area is zoned S-3, Single-Family.

**FINDINGS:** The subject property is a parcel that is approximately 2.61 acres occupied by the Israel Putnam Elementary School, a masonry brick building constructed around 1900, with a total floor area of approximately 30,500 square feet. The public school was declared excess and sold approximately 35 years ago or more and allowed to be used by a company developing commercial video-games, electronic pinball machines and similar amusements, by variance #2928 granted in November 1981. The business never developed as planned and has not operated at all in many years.

The current owners recently acquired the property through a foreclosure auction and would like to convert it to age-restricted residential apartments. Since the area is zoned S-3, Single-Family, residential apartments are not permitted, hence the variance to Section 80-10, permitted uses, is requested. Also, the S-3 zone has a minimum requirement of at least 6,000 square feet of lot area per dwelling. With the lot area of 113,889 square feet, a maximum of 18 dwelling units would normally be permissible. The applicant is proposing a 34-unit apartment building and, therefore, would need the variance to Section 80-40-20. He claims as a hardship the fact that, given the pre-existing layout and the current condition of the building, the property is not reasonably useable or marketable for any conforming use in the S-3 zoning district and that conversion to 34 units of age-restricted housing would be an appropriate use and more compatible and less intrusive to the surrounding residential neighborhood than either another school or continuation or reinstitution of some form of business use.

Submitted site plans show a 49-car parking lot situated in the western side yard, with professionally designed screening and landscaping along the 25-foot rear yard buffering the adjoining residential neighbors that front on Richmond Avenue to the north. Our

zoning ordinances require one (1) parking space per every three (3) residential units for elderly housing. By this measure, the 49 spaces proposed would result in more than 1.43 spaces per each dwelling unit, which the applicant assures is more than adequate in any practical sense for this type of development consisting entirely of one-bedroom apartments ranging in size from 500 to just under 800 square feet in floor area.

**CONCLUSION:** The applicant's plans for residential apartment use would appear to be compatible to the surrounding neighborhood and is likely to be a lesser impact in terms of generating less noise and traffic than re-establishment as a school or reinstatement of some form of business. The school building has been a presence in the neighborhood for many years and a potential candidate for designation on the State or National Historic Register and is worthy of preservation on that basis. Presently, the building has sat vacant for a long period of time and is badly deteriorated and has become a blighting influence on the neighborhood.

**RECOMMENDATION:** The City Plan Commission is supportive of the adaptive re-use of this building for residential purposes as proposed and, therefore, has no objections to the granting of these variances.

State of Connecticut – CT Siting Council  
Application by ARX WIRELESS INFRASTRUCTURE, LLC  
Docket No. 503

# EXHIBIT

# B



# ZONING BOARD OF APPEALS

CITY OF NEW BRITAIN  
Room 201 - City Hall  
New Britain, Connecticut

MINUTES - REGULAR MEETING  
May 19, 2016

The regular meeting of the Zoning Board of Appeals was opened at 6:00 p.m. by City Planner Steven P. Schiller. Due to a lack of quorum, the meeting was continued to Thursday, May 26, 2016, at 6:00 p.m., in Room 201

The following Applications and Public Hearings were continued to Thursday, May 26, 2016:

- #4728: Atty. Timothy Sullivan for CJ Auto Mall, LLC, 866 West Main St.
- #4729: Atty. Timothy Sullivan for CJ Auto Mall, LLC, 866 West Main St.
- #4730: Charles L. Burby, Jr., 100-E Production Court
- #4731: Horace A. McDavid, 100-D Production Court
- #4732: Michael Larson, 365-B John Downey Drive
- #4733: Atty. Michael Carrier for Osgood Avenue Property, LLC, 43 Osgood Avenue
- #4734: Atty. Michael Carrier for Pinnacle Development Group, LLC, 556 Church Street
- #4735: Atlantic Restoration and Remodeling Group, 366 Farmington Avenue
- #4736: Kayla Murray, 5 Commonwealth Avenue
- #4737: Atty. Michael Carrier for Columbus Boulevard, LLC, 285 Columbus Boulevard

The meeting was closed at 6:05 p.m.

Respectfully submitted,



Gladys Rosario, Secretary

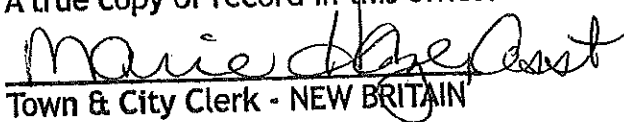


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I hereby certify that the foregoing is  
A true copy of record in this office.



Town & City Clerk - NEW BRITAIN

JUL - 7 2021  
Date

# ZONING BOARD OF APPEALS

CITY OF NEW BRITAIN

Room 201 - City Hall

New Britain, Connecticut

MINUTES

Regular Meeting - May 26, 2016

Continued from May 19, 2016

Page One

## Members Present:

Edward Dzwonkowski, Chairman  
James Adams  
Peter Denuzze (Arrived @ 6:15 pm)  
Kathy Olandt

Peter Oshana, Alternate  
Margaret Roden  
Alan Zaniewski, Alternate (Left @ 8:15 pm)

## Member Excused:

Henry Zembko III

## Staff Present:

Steven P. Schiller, Planner II  
Irena Urbaniak, City Attorney  
Gladys Rosario, Secretary

### 1. Call to Order:

Chairman Dzwonkowski called the meeting to order at 6:09 p.m.

### 2. Roll Call:

A quorum of six (6) members was present upon roll call. Commissioner Denuzze arrived at 6:15 pm during the public hearing for Applications #4728 & #4729.

### 3. Approval of Minutes: March 17, 2016 – Regular Meeting

ACTION: A motion made by Commissioner Olandt and seconded by Commissioner Roden to adopt the minutes of the March 17, 2016, Regular Meeting, was passed 3 to 0 with 3 abstentions. (Commissioners Oshana, Roden and Zanewski abstained.)

### 4. New Business:

#### A. PUBLIC HEARING AND DISCUSSION:

#4728: Atty. Timothy Sullivan for CJ Auto Mall, LLC, 866 West Main St.

#4729: Atty. Timothy Sullivan for CJ Auto Mall, LLC, 866 West Main St.

#4730: Charles L. Burby, Jr., 100-E Production Court

#4731: Horace A. McDavid, 100-D Production Court

#4732: Michael Larson, 365-C John Downey Drive

#4733: Atty. Michael Carrier for Osgood Avenue Property, LLC  
43 Osgood Avenue

# ZONING BOARD OF APPEALS

CITY OF NEW BRITAIN  
Room 201 - City Hall  
New Britain, Connecticut

MINUTES

Regular Meeting - May 26, 2016

Continued from May 19, 2016

Page Two

## 4. New Business (Cont'd):

### A. PUBLIC HEARING AND DISCUSSION:

#4734: Atty. Michael Carrier for Pinnacle Development Group, LLC - *Withdrawn*  
556 Church Street

#4735: Atlantic Restoration and Remodeling Group - *Postponed*  
366 Farmington Avenue

#4736: Kayla Murray, 5 Commonwealth Avenue

#4737: Atty. Michael Carrier for Columbus Boulevard, LLC  
285 Columbus Boulevard

### B. Other New Business:

There was no other new business.

## 5. Adjournment

There being no further business to come before the Zoning Board of Appeals, the meeting was adjourned on a motion by Commissioner Olandt, seconded by Commissioner Adams, and unanimously approved, the time being 9:29 p.m.

Respectfully submitted,



Gladys Rosario, Secretary

# ZONING BOARD OF APPEALS

CITY OF NEW BRITAIN

Room 201 - City Hall

New Britain, Connecticut

No. 4728 & 4729

May 26, 2016

Atty. Timothy Sullivan for CJ Auto Mall, LLC, is requesting the granting of a Special Exception under Sections 160-20-121 and 124 (Application #4729), in order to allow reinstatement of a used motor vehicle dealer and general repair license at 866 West Main Street. He is also requesting a variance to Section 230-170-60, in order to forgo the requirement of 4-foot landscaping islands along all property lines (Application #4728). Zone: B-3 (Secondary Business)

## Members Present:

Edward Dzwonkowski, Chairman  
James Adams  
Peter Denuzze  
Kathy Olandt

Peter Oshana, Alternate  
Margaret Roden  
Alan Zaniewski, Alternate

Chairman Dzwonkowski opened the public hearing and determined that the sign affidavit was in order.

Mr. Schiller read the City Plan Commission report which recognized that the site is well-suited to the proposed auto sales and repair business and that the planned site improvements would dramatically improve the appearance of the site.

The Engineering Department reviewed the referenced applications and had numerous comments.

The Building Commission offered a positive recommendation to the granting of the special exception and variance.

Speaking in favor: Atty. Tim Sullivan, 55 Broad Street, New Britain  
Tim Stewart, 60 Wightman Road, New Britain  
Peter Delfino, 236 Oakland Avenue, New Britain

Speaking against: Jean LeClerc, A-1 Automotive, 51 Wooster Street, New Britain

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A motion to approve Application #4728 was made by Commissioner Denuzze and seconded by Commissioner Adams. After a discussion of the information presented, the motion passed by a vote of 6 to 1. (Commissioner Olandt voted against.)

VARIANCE TO SECTION 230-170-60 GRANTED BY A VOTE OF 6 TO 1.

A motion to approve Application #4729 was made by Commissioner Denuzze and seconded by Commissioner Oshana with the following conditions as recommended by the Engineering Department and Building Commission:

# ZONING BOARD OF APPEALS

CITY OF NEW BRITAIN

Room 201 - City Hall

New Britain, Connecticut

No. 4728 & 4729

May 26, 2016

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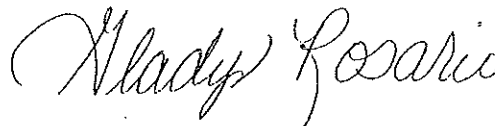
1. A full site plan shall be provided for review and approval.
2. An oil/water separator shall be provided on the site, if determined to be necessary by the City Engineer.
3. The site improvements shall be designed and constructed so as to ensure proper drainage and avoid any problems of ponding.
4. Cross hatching pavement markings around the building shall be replaced with curbing and landscaping.
5. The plan must be modified so that the driving aisles accessing the 45 degree angled parking shall be not less than the standard 16 feet width.
6. A signage plan must be submitted for approval.
7. The applicant shall accommodate any changes incorporated into new City ordinances once they are passed.

After a discussion of the information presented, the motion passed by a vote of 6 to 1.  
(Commissioner Olandt voted against.)

SPECIAL EXCEPTION TO SECTIONS 160-20-121 and 124 CONDITIONALLY GRANTED BY A VOTE OF 6 TO 1.

ZONING BOARD OF APPEALS

Edward Dzwonkowski, Chairman



Gladys Rosario, Secretary

# ZONING BOARD OF APPEALS

CITY OF NEW BRITAIN

Room 201 - City Hall

New Britain, Connecticut

No. 4730

May 26, 2016

Charles L. Burby, Jr. is requesting a special exception, pursuant to Section 190-20-10, in order to allow the operation of a small church at 100 Production Court, Unit E. Zone: I-1.

**Members Present:**

Edward Dzwonkowski, Chairman

James Adams

Peter Denuzze

Kathy Olandt

Peter Oshana, Alternate

Margaret Roden

Alan Zaniewski, Alternate

Chairman Dzwonkowski opened the public hearing and determined that the sign affidavit was in order.

Mr. Schiller read the negative City Plan report which stated that this is not a compatible use for an industrially-zone location and that it would limit the future potential use for a more appropriate and desirable business consistent with the principal intent of the industrial park zoning.

There was no comment from the Engineering Department; the Building Commission concurred with the City Plan report.

Speaking in favor: Charles L. Burby, Jr., 75 First Street, New Britain  
Peter Knaus, 150 Production Court, New Britain

Speaking against: No one spoke against this application.

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A motion to approve Application #4730 was made by Commissioner Olandt and seconded by Commissioner Oshana. After a discussion of the information presented, the motion passed by a vote of 5 to 2.

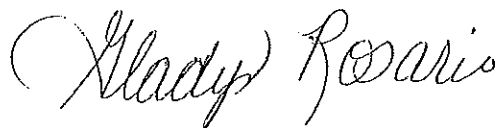
SPECIAL EXCEPTION TO SECTION 190-20-10 GRANTED BY A VOTE OF 5 TO 2.

In favor: Adams, Olandt, Roden, Oshana, Zaniewski

Opposed: Denuzze, Dzwonkowski

ZONING BOARD OF APPEALS

Edward Dzwonkowski, Chairman



Gladys Rosario, Secretary

# ZONING BOARD OF APPEALS

CITY OF NEW BRITAIN  
Room 201 - City Hall  
New Britain, Connecticut

No. 4731  
May 26, 2016

Horace Antonio McDavid is requesting a variance to Section 190-10, permitted uses, in order to open a fitness training facility at 100 Production Court, Unit D. Zone: I-1 (Industrial Park)

## Members Present:

Edward Dzwonkowski, Chairman  
James Adams  
Peter Denuzze  
Kathy Olandt

Peter Oshana, Alternate  
Margaret Roden  
Alan Zaniewski, Alternate

Chairman Dzwonkowski opened the public hearing and determined that the sign affidavit was in order.

Mr. Schiller read the City Plan report which stated that the proposed training facility is not an optimal use of this industrially-zoned business space, and the applicant has not demonstrated any legally valid hardship warranting the variance.

There was no comment from the Engineering Department; the Building Commission concurred with the City Plan report.

Speaking in favor: Horace Antonio McDavid, 94 Cottonwood Road, Newington  
Peter Knaus, 150 Production Court, New Britain

Speaking against: No one spoke against this application.

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A motion to approve Application #4731 was made by Commissioner Oshana and seconded by Commissioner Denuzze. After a discussion of the information presented, the motion passed by a vote of 7 to 0.

VARIANCE TO SECTION 190-10 GRANTED BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS  
Edward Dzwonkowski, Chairman



Gladys Rosario, Secretary

# ZONING BOARD OF APPEALS

CITY OF NEW BRITAIN

Room 201 - City Hall

New Britain, Connecticut

No. 4732

May 26, 2016

Michael Larson is requesting a variance to Section 90-10, permitted uses in the I-1 Industrial Park zoning district, in order to allow the establishment of a craft brewery with a taproom for public sampling events at 365 John Downey Drive, Unit B. Zone: I-1 (Industrial Park)

## Members Present:

Edward Dzwonkowski, Chairman

James Adams

Peter Denuzze

Kathy Olandt

Peter Oshana, Alternate

Margaret Roden

Chairman Dzwonkowski opened the public hearing and determined that the sign affidavit was in order.

Mr. Schiller read the City Plan report which noted that the brewing of beer is a type of manufacturing operation that is an appropriate business and a good fit for an industrial park location and that the taproom is an acceptable and reasonable accessory use.

The Engineering Department commented that a site plan application and review would be required if there are site improvements being made; the Building Commission offered a positive recommendation.

Speaking in favor: Michael Larson, 40 Biltmore Street, New Britain  
William Carroll, MEDA, 1 Court Street, New Britain  
Peter Knaus, 150 Production Court, New Britain

Speaking against: No one spoke against this application.

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A motion to approve Application #4732 was made by Commissioner Oshana and seconded by Commissioner Olandt. After a discussion of the information presented, the motion passed by a vote of 6 to 0.

VARIANCE TO SECTION 90-10 GRANTED BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS  
Edward Dzwonkowski, Chairman



Gladys Rosario, Secretary



# ZONING BOARD OF APPEALS

CITY OF NEW BRITAIN

Room 201 - City Hall

New Britain, Connecticut

No. 4733  
May 26, 2016

Atty. Michael Carrier for Osgood Avenue Property, LLC, is requesting a variance to Section 80-10, permitted uses, and 80-40-20, lot area per dwelling unit, in order to allow the conversion of the former Israel Putnam School at 43 Osgood Avenue into a 34-unit, age-restricted, apartment building. Zone: S-3 (Single-Family)

## Members Present:

Edward Dzwonkowski, Chairman  
James Adams  
Peter Denuzze  
Kathy Olandt

Peter Oshana, Alternate  
Margaret Roden  
Alan Zaniewski, Alternate

Chairman Dzwonkowski opened the public hearing and determined that the sign affidavit was in order.

Mr. Schiller read the City Plan Commission report which recognized that converting the former school to 34 units of residential apartments for ages 55 and over would be more compatible and less intrusive to the surrounding residential neighborhood in terms of noise and traffic than re-establishment as a school or some other business.

The Engineering Department commented that a site plan application and review will be required for the property; the Building Commission offered a positive recommendation.

## Speaking in favor:

Atty. Michael Carrier, 24 Cedar Street, New Britain  
Alan Bongiovanni, The Bongiovanni Group, Inc.,  
170 Pane Road, Newington  
Vincent Babak, Architect, 71 Whitfield Street, Guilford

## Speaking against:

Piotr and Anna Nowak, 58 Richmond Avenue, New Britain  
*(A Statement in Opposition to Application #4733 was submitted by  
Richmond Avenue Homeowners – marked Exhibit B)*  
George Haas, 108 Oakland Avenue, New Britain  
Radoslaw Achramowicz, 1 Osgood Avenue, New Britain  
Marek Piechota, 64 Richmond Avenue, New Britain

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A motion to approve Application #4733 was made by Commissioner Adams and seconded by Commissioner Oshana. After a discussion of the information presented, the motion passed by a vote of 7 to 0.

VARIANCE TO SECTION 80-10 AND 80-40-20 GRANTED BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS  
Edward Dzwonkowski, Chairman

  
Gladys Rosario, Secretary

# ZONING BOARD OF APPEALS

CITY OF NEW BRITAIN

Room 201 - City Hall

New Britain, Connecticut

No. 4734

May 26, 2016

Atty. Michael Carrier for Pinnacle Development Group, LLC, is requesting a variance to Section 80-10, permitted uses, and Section 270-40, requirements prohibiting alcohol permits in or within 500 feet of a residential zoning district, in order to allow the re-establishment of a café alcohol permit at 556 Church Street. Zone: T (Two-Family)

**Members Present:**

Edward Dzwonkowski, Chairman  
James Adams  
Peter Denuzze

Kathy Olandt  
Peter Oshana, Alternate  
Margaret Roden

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A letter dated May 25, 2016, was received from Atty. Michael Carrier withdrawing Application #4734 without prejudice.

APPLICATION #4734 ALLOWED TO WITHDRAW WITHOUT PREJUDICE.


ZONING BOARD OF APPEALS  
Edward Dzwonkowski, Chairman



Gladys Rosario, Secretary

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# ZONING BOARD OF APPEALS

CITY OF NEW BRITAIN

Room 201 - City Hall

**New Britain, Connecticut**

No. 4735

May 26, 2016

Atlantic Restoration and Remodeling Group is requesting a variance to Sections 140-40-70.01, required front yard and 140-40-70.02, required side yard, in order to construct a front deck and access ramp for Willie Pep's Corner Café, a small delicatessen and sandwich shop at 366 Farmington Avenue. Zone: B-1 (Neighborhood Business)

**Members Present:**

Edward Dzwonkowski, Chairman

James Adams

Peter Denuzze

Kathy Olandt

Peter Oshana, Alternate

Margaret Roden

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Due to an unforeseen emergency, Atlantic Restoration & Remodeling Group requested a postponement without prejudice of Application #4735 to the next meeting of the Zoning Board of Appeals on July 21, 2016.

APPLICATION #4735 POSTPONED UNTIL JULY 21, 2016, WITHOUT PREJUDICE.

ZONING BOARD OF APPEALS

Edward Dzwonkowski, Chairman



Gladys Rosario, Secretary

# ZONING BOARD OF APPEALS

CITY OF NEW BRITAIN

Room 201 - City Hall

New Britain, Connecticut

No. 4736

May 26, 2016

Kayla Murray is requesting a variance to Section 230-100.10, schedule of permitted fences, in order to allow a four (4) foot high chain-link fence in the front yard of her property at 5 Commonwealth Avenue. Zone S-3 (Single-Family)

## Members Present:

Edward Dzwonkowski, Chairman

James Adams

Peter Denuzze

Kathy Olandt

Peter Oshana, Alternate

Margaret Roden

Chairman Dzwonkowski opened the public hearing and determined that the sign affidavit was in order.

Mr. Schiller read the City Plan report which was opposed to the granting of this variance as presented, but would support a modification to the layout where the front yard portion of the fence is installed extending out to the side property lines from the front corners of the house. Additionally, that all fencing is required to be black or green vinyl clad.

The Engineering Department commented that no site lines shall be obstructed; the Building Commission concurred with the City Plan report.

Speaking in favor: Kayla Murray, 5 Commonwealth Avenue, New Britain

Speaking against: No one spoke against this application.

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A motion to approve Application #4736 was made by Commissioner Denuzze and seconded by Commissioner Olandt. After a discussion of the information presented, the motion passed by a vote of 5 to 1. (*Chairman Dzwonkowski voted against.*)

VARIANCE TO SECTION 230-100.10 GRANTED BY A VOTE OF 5 TO 1.

ZONING BOARD OF APPEALS

Edward Dzwonkowski, Chairman



Gladys Rosario, Secretary

# ZONING BOARD OF APPEALS

CITY OF NEW BRITAIN

Room 201 - City Hall

New Britain, Connecticut

No. 4737

May 26, 2016

Atty. Michael Carrier for Columbus Boulevard, LLC, is requesting a special exception under Section 170-20-10, in order to allow parking of commercial trucks and trailers on a portion of a CBD-zoned property at 285 Columbus Boulevard. Zone CBD (Central Business District)

#### Members Present:

Edward Dzwonkowski, Chairman

James Adams

Peter Denuzze

Kathy Olandt

Peter Oshana, Alternate

Margaret Roden

Chairman Dzwonkowski opened the public hearing and determined that the sign affidavit was in order.

Mr. Schiller read the negative City Plan report which was concerned about the appearance and adverse effects of allowing truck parking at this location. The City Plan Commission feels that use of the site for tractor trailer storage is incompatible with the goals and intents for development in the CBD zone and a deterrent to attracting the type of development intended for the CBD.

The Engineering Department commented that a site plan application and review will be required for the property; the Building Commission disagreed with City Plan's opposition.

Speaking in favor: Atty. Michael Carrier, 24 Cedar Street, New Britain  
Donald Sagarino, 529 Lincoln Street, New Britain  
Carlos Silva, 56 Raspberry Hill, Berlin  
Timothy Stewart, 60 Wightman Road, New Britain

Speaking against: Geoffrey Bray, 591 Lincoln Street, New Britain

A motion to approve Application #4737 was made by Commissioner Oshana and seconded by Commissioner Denuzze with the following conditions:

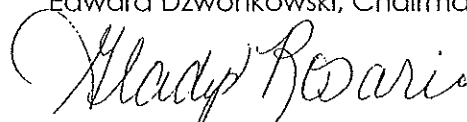
- 1) A maximum of eight (8) tractors may be parked onsite;
- 2) Trailers may be parked onsite for repairs only;
- 3) Sufficient screening shall be provided along the northern property line.

After a discussion of the information presented, the motion passed by a vote of 6 to 0.

SPECIAL EXCEPTION TO SECTION 170-20-10 CONDITIONALLY GRANTED BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS

Edward Dzwonkowski, Chairman



Gladys Rosario, Secretary

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