

ZONING BOARD OF APPEALS

FEBRUARY 12, 2024 MEETING OF ZONING BOARD OF APPEALS

MINUTES

Present: Chairperson Scott DeMane, Kellie Porter, PJ Whitbeck, Christine Hubbell, Kim Hartshorn
Kyle Burdo, Housing Code Inspector

Absent: Elizabeth Jent

Also present: Robin Weeden
Ray Beebe

Mr. DeMane called the meeting to order at 7:05 PM. The following item was on the agenda.

<u>APPEAL</u>	<u>APPLICANT</u>	<u>REQUEST</u>
2363	WEEBEE PROPERTIES LLC 5051 US AVENUE	SPECIAL USE PERMIT REQUEST TO RENOVATE CURRENT GAS STATION INTO A 3-BAY QUICK LUBE BUSINESS

The agenda was heard in the following order:

Appeal 2363

The agenda item heard at this meeting was appeal #2363, 5051 US Avenue, Special Use Permit request to renovate current gas station into a 3-bay quick lube business; represented by Robin Weeden and Ray Beebe, prospective owners (letter of authorization from property owner on file). This appeal is heard following a postponement granted by the zoning board on the board's behalf at the January 16, 2024 meeting.

Discussion:

- Review of new documentation submitted by applicants:
 - Parking spaces, parking layout.
 - Parking plan submitted does not account for maneuverability on lot. Plenty of room on site for required parking spaces. When submitting building permit, parking should account for maneuverability on lot.
 - Waste oil recycling plan, clean burn.
 - Containers catch oil, then reused to heat building.

- Traffic flow, signage, lot pavement striping.
 - One exit shows entry to private property. Not an allowable exit unless deeded right of way obtained from owner. Applicants state this could be amended to not be an exit.
 - Site plan shows no traffic flow available around building. Applicants state parking plan could be revised in order to allow traffic flow around building.
 - Line striping will be provided to delineate lot lines, traffic flow, parking spaces. Entrance and exit signs to be installed.
- Planter boxes.
- Additional discussion:
 - Snow removal
 - Can store on property and remove.
 - Permission granted from adjacent property owner for snow storage.
 - Loading area requirement
 - Not needed. Pumper truck delivery infrequently for no more than 15 minutes, all other deliveries via FedEx/UPS.

Public Comment: None.

MOTION:

By: K. Porter, seconded by: C. Hubbell

FOR APPEAL 2363, AFTER REVIEW OF THE LONG ENVIRONMENTAL ASSESSMENT FORM, WE FIND THAT THERE IS LITTLE OR NO ENVIROMENTAL IMPACT

ALL IN FAVOR: 5

OPPOSED: 0

MOTION PASSED

MOTION:

By: K. Porter, seconded by: C. Hubbell

MOTION TO APPROVE APPEAL 2363, SPECIAL USE PERMIT FOR THE PROPOSED BUSINESS LOCATED AT 5051 US AVENUE CONTINENT UPON THERE BEING APPROPRIATE PARKING SPACES, TO BE DETERMINED AFTER REVIEW OF THE SITE WITH THE BUILDING INSPECTOR

ALL IN FAVOR: 5

OPPOSED: 0

MOTION PASSED

MOTION:

By: K. Hartshorn, seconded by: K. Porter

MOTION TO APPROVE JANUARY 16, 2024 MINUTES AS WRITTEN

ALL IN FAVOR: 3

OPPOSED: 0

MOTION PASSED

Motion to Adjourn:

By: C. Hubbell, seconded by K. Porter

Adjourned at 7:34 PM

For the purpose of this meeting, this meeting was audio and video recorded. This is a true and accurate copy and transcription of the discussion. For a more detailed discussion, please see the recording.

Lisa Beebie
Secretary
Zoning Board of Appeals