TAN OF 'NEW WTON
ZONING BOARD OF APPEALS
CONFERENCE ROOM1,101
NEWINOTON, CONNECTICUT
APRIL 8-, 2020

L Chairman Nicole Pane
Commissioner -Willard Bechter
Commissioner Timothy Hutvagner Commissioner Michael Karanian
Commissioner Sham Dunning
Commissioner Judith Igielski

PRESENT-

Andrew J. Armstrong
ZBA Administrator

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2020 APR 214 PM 1° 2$

Itiwn Clerk

2. Piiblic Hearings
2.1 PETITION #00-20.-Ot SB Newington 433 ICK/c "Firestone Complete Auto Care Center" is requesting four (4) variances from Section 3.18.4 Section B.1.2.B and Section 6.11.5 of the Zoning. Regulations related to the proximity to a residential zone At 2897 Berlin Turnpike

Documents

ZBA Staff Report-2897BTP.PDF
Application - 2897 -BTP.PDF
Applicant cover letter - 2807 BTP.PDF
Applicant narrative - 2897 BTP.PDF
Aerial context map - 297 BTP.PDF
Applicant materials (Part 1) - 2897 BTP.PDF
Applicant materials Fart. 2) - 2897 BTP PDF
Applicant materials (Part 3) - 2897 BTP.PDF

Any Son; httng:
Directly to the north as I think it was 2180. The litigation brought by the residential neighbors proceeded through the courts. The Firestone facility opened during the pendency of that litigation and also (hiring dependency litigation there were some additional measures implemented designed to minimize any noise that arose out of the Firestone operations and the inspection to the
r identi I property. As a result of the decisions in the appeal of the underlying automotive use regulations as well as the intervening decision by the Appellate court on a legal issue ultimately last fall the court in the nuisance and zoning court enforcement action made this determination of the Firestone approval issue in 2013 was invalid and ordered that the facility would be shut down pending our receipt of new land use approvals. Obviously, given the change of the adjacent property residential, there were some variances that were requested. There was also an effort by the Town Planning and Zoning Commission over the course of last year to make some additional modifications in automotive use regulations and what we see with this application and the companion special permit site plan, and DMV for approvals make no modifications to those regulations. We did not want the commission to have to start looking at all of the big picture issues that got scrabbled with last year but obviously we needed to come up with a way to allow the Firestone to continue operating and it is under those and the current circumstances the automotive business is indeed an essential service and we have managed to work out terms of a settlement with the adjacent property owners and that would allow us to proceed with the application before you. So, with the backgroimd there are variances that we request, all that deal with the fact that the property is directly adjacent to residential zone and those are - there are two contained in Section 1014, the first is that parking