

TOWN OF SOUTHTON
ZONING BOARD OF APPEALS
TUESDAY, November 16, 2010

SPECIAL MEETING

Chairman Joseph LaPorte called the Special Public Hearing and Regular meeting of the Southington Zoning Board of Appeals to order at 6:30 o'clock, p.m. in the Town Council Chambers with the following members in attendance:

Robert Salka, Patricia Potter & Edward Kuklinski

Others: Mary Savage-Dunham, Town Planner

Absent: Paul Bedard, Commissioner
Ronald Bohigian, Alternate
Joseph LaRosa, Alternate
Michael Milo, Alternate

Robert Librandi, Zoning Enforcement Officer

A quorum was determined.

The Pledge of Allegiance to the American Flag was recited by everyone in attendance.

Mr. Salka explained to the audience the procedure to be followed in the presentation of an appeal. He advised that should their appeal be approved, they file it with the Town Clerk's Office before proceeding with the project.

JOSEPH LAPORTE, Chairman, presiding:

5. PUBLIC HEARING ITEMS:

A. APPEAL #5829A, application of Agnoli Sign Co., Inc. for a variance of 134.6 square feet to allow 284.6 square feet of building signage where 150 square feet is allowed under Sections 13-07.A1 & 15-04 of the Zoning Regulations, 750 Queen Street, property of Southington/Route 10 Associates Limited Partnership c/o Cornerstone in a B zone.

MS SAVAGE DUNHAM: You could please state your name and address for the record?

SPEAKER: Kurt (Inaudible), representing Wakefern Corporation in New Jersey.

What we'd like to do is add on Shop Rite's logo to the building. Currently, we applied for a permit for 150 sf of signage and we're

looking for an additional 134.6 sf to put our Shop Rite letters on the building.

THE CHAIR: Now you have two signs up, already, right? Bakery and

SPEAKER: It's the Shop Rite logo. There are three: Shop Rite logo, bakery and shop from home. And, we also have a pylon that we have. I've got pictures if you would like to see what we have.

(Passed around)

THE CHAIR: Right now you've got two up there right now. From home and bakery.

SPEAKER: From home and bakery and the Shop Rite logo.

THE CHAIR: And, that's what you are going for, that big one.

SPEAKER: No. We're going for Shop Rite letters.

THE CHAIR: Right.

SPEAKER: The top is what we currently have up and the bottom is what we'd like.

THE CHAIR: So, they definitely got a lot of room.

MR. SALKKA: It's a huge building -

THE CHAIR: It's a box store, yes.

MR. SALKKA: -- number one. These issues with a box store, you know, if you had six stores in here, you could have six signs. In this case we've got one huge - 350 feet?

SPEAKER: I think its 300 square feet.

MR. SALKKA: It's huge. So, you know, it's set back from the road quite a distance.

And, quite honestly, it's no different than the other grocery stores we have in town whether it's the Shop Rite or the others. I don't think it's unrealistic and unreasonable when you look at the sign versus the square footage of the building, the frontage of the building.

THE CHAIR: Do you have a one door entrance here? One entrance?

SPEAKER: Two entrances. One on either side.

THE CHAIR: Where the bakery is, you have an entrance there?

SPEAKER: There is one there and there is one on the far right.

THE CHAIR: Okay, so it gives direction where the bakery is.

Any more questions for the applicant?

(No response)

Have you finished your presentation?

MR. SALKA: Just a question: How are the signs lit?

(Pause)

How are the signs lit? Are they back lit?

SPEAKER: They are back lit. I think they are LED lights.

MR. SALKA: Okay, okay.

THE CHAIR: Have you finished your presentation?

SPEAKER: Yes.

THE CHAIR: Okay, thank you.

Anybody here to speak in favor of the applicant?

(No response)

Anybody here oppose the applicant?

(No response)

If not, this appeal is closed.

REGULAR MEETING

NEW BUSINESS:

A. APPEAL #5829A, application of Agnoli Sign Co., Inc. for a variance of 134.6 square feet to allow 284.6 square feet of building signage where 150 square feet is allowed under Sections 13-07.A1 & 15-04 of the Zoning Regulations, 750 Queen Street, property of Southington/Route 10 Associates Limited Partnership c/o Cornerstone in a B zone.

Mr. Salka made a motion to approve Appeal 5829A as submitted.
Ms. Potter seconded.

Mr. Salka commented that when you look at a building with the width at 300 plus feet and the number of signs that they're asking for, I don't think is unrealistic. It is set back from the road. And, it's really um; very consistent with what we have in the past throughout the town with regards to the grocery stores and the large box stores.

The Chair added that amount of square footage; these big box stores need it.

Mr. Salka pointed out that that it is directional. Save the confusion with people driving. I think there is a safety issue there, as well.

Motion passed 4 to 0 on a roll call vote.

One year to exercise permission.

MISCELLANEOUS / OLD BUSINESS / NEW BUSINESS

Nothing this evening.

ADJOURNMENT Mr. Salka made a motion to adjourn which was seconded by Ms. Potter. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 6:36 o'clock, p.m.)

Joseph LaPorte, Chairman
Zoning Board of Appeals