



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, JULY 24, 2024
REGULAR MEETING
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Chair: D’Amato; Vice Chair: Harris; Commissioners: DiMatteo, Thompson, and Kalvaitis; Staff: Robert Gosselin, Associate Planner; Sam Santaniello, Zoning Enforcement Officer.

The Zoning Board of Appeals met in Room 314, 50 South Main Street, West Hartford on Wednesday, July 24, 2024, at 7:00 p.m., to act on the following items:

OLD BUSINESS/PUBLIC HEARING:

#08-24 55 Arnoldale Road - Petition of Vanessa Justice (R.O.) requesting a Special Exception renewal in order to establish a customary home occupation to operate an Alexander Technique, an alternate therapy type, business as an accessory use to the residence for a period of three (3)-years per section 177-49 (C) of the zoning ordinances and per plans on file. (Public Hearing was Opened & Immediately Continued at the June 26, 2024 Regular Meeting.) **R-6 Zone**

By motion of Commissioner Harris and seconded by Commissioner Thompson, **Public Hearing Closed; Vote 5-0**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Thompson made a motion to grant the petition; Second by Commissioner Harris. In reaching its decision, the Board granted the petition with the following conditions:

1. This permission is granted for a period of three (3) year. At that time, the applicant will be notified of the requirement to renew this permit. Failure to renew will render this approval void.
2. The hours of operation shall be: **Tuesday thru Friday:** 11:00 a.m.-4:00 p.m., **Wednesday:** 5:00 p.m.-7:00 p.m.
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. Customer parking is to be on-site at the property.
5. Non-resident employees are not permitted.
6. Signage for the home-based business totaling one square foot is permitted on the property. A sign permit will be required with the Town of West Hartford prior to installation.

Voting in favor: Commissioners D’Amatto, Dimatteo, Harris, Thompson, and Kalvaitis

Opposed: none

VOTE: 5-0; Petition Granted.

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1. Approval of minutes from the regular meeting held on June 26, 2024
 - Motion: D'Amato; Second: Thompson; Approved: 5-0
 2. Adjournment at 7:10 p.m.