



# TOWN OF MIDDLETON

## ZONING BOARD OF APPEALS

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### MEETING MINUTES

September 24, 2015

Fuller Meadow School

7:00 pm

**Members in Attendance:** James E. Fox; Anne Cote, Barbara Piselli, Ann LeBlanc-Snyder

**Absent:** Craig Hartwell, Nicholas Phillip Yebba, Richard Nazzaro

**Others Present:** Katrina O'Leary, Town Planner  
Richard Bienvenue, Building Commissioner  
Leanna Harris, Recording Secretary

Barbara Piselli called the meeting to order at **7:03 pm**.

### **I. PUBLIC HEARINGS**

**A. Modification of Site Plan:** Park Ave. Minit Car Wash Inc., Ciampi, 195 S. Main Street.  
Application #1001

Ms. Cote read the application into record and stated the abutters have been notified and several correspondences were included. Attorney Jill Mann addressed the Board on behalf of the Petitioner and stated the Petitioner is looking to add two automated lanes to alleviate some of the congestion and speed things up. There are no plans to redesign the entry points, structures or add new pavement. The new automated lanes would be located behind the property and not in view from any abutter. Attorney Mann distributed updated plans to the Board members showing what and where proposed drought resistance perennial plants will be planted. There is no spill-over light emanating from the property. There will be a canopy to protect the automated readers from weather and the lights will remain downcast. The hours of operation are 7:45 am - 6pm and this includes the automated lanes.

There was no public participation.

Ms. Cote read the included correspondence into record.

### Board Discussion

Ms. Piselli asked for clarification on how foliage will affect the lighting. Attorney Mann responded a light meter was used in all areas along the property and the trees provide additional buffer from the downcast lights. Ms. Piselli asked for clarification regarding surrounding properties receiving light pollution from this business and Attorney Mann stated it is likely from Route 114. Ms. Piselli asked if the kiosks will be lit after the car wash closes and Attorney

Mann confirmed. Mr. Fox asked if the machines can accommodate coupons and Mr. Ciampi responded that the machines are being replaced with machines that can use credit card like coupons.

Ms. Piselli asked how cars will queue at these automated lanes and Attorney Mann responded that the lanes will be marked and there will be signs directing cars.

Mr. Bienvenue stated he has been at the site and the proposed plan works.

**MOTION:** Ms. Piselli moved the Board to make a finding that the requested modification does not adversely impact on the objectives set forth in 9.5.11 specifically the modification is in compliance with the zoning bylaws generally and the dual lanes will continue to ensure and actively enhance traffic flow and safety, there were no public safety concerns expressed by the Police Chief or Fire Captain concerning the requested modifications. Second by Ms. Cote.

Votes: 4-0 (Piselli, Fox, Cote, Snyder)

Absent: Mr. Hartwell, Mr. Yebba, Mr. Nazzaro

Motion carries.

Based on those findings,

**MOTION:** Ms. Cote moved the Board to approve the application for modification of the existing site plan with the following conditions: that the operational hours continue to be 7:45am to 6:00 pm including the self pay lanes, the audio capabilities of the self pay terminals only be operational during the hours that the car wash is open and they be deactivated when the car wash is closed, that cameras be installed at the site for security purposes, that the lanes be delineated as represented to the Board by Attorney Mann and that the landscaping be maintained in a appropriate and living manner. Second by Ms. Snyder.

Votes: 4-0 (Piselli, Fox, Cote, Snyder)

Absent: Mr. Hartwell, Mr. Yebba, Mr. Nazzaro

Motion carries.

**B. Modification of Site Plan:** Verizon Wireless, 195 N. Main Street.

Application #1002

This hearing has been continued and will be heard at a Special Meeting on Monday, October 5, 2015 at 7pm.

Ms. Cote moved to adjourn the meeting at **8:07 pm**. Second by Ms. Snyder. All in favor.

Submitted by Leanna Harris, recording secretary, and accepted by the board at their \_\_\_\_\_ meeting.