

**TOWN OF SHEFFIELD
ZONING BOARD OF APPEALS
WORKING MEETING
APRIL 16, 2020
VIRTUAL MEETING 7:00 PM**

Board Members Present:

Eric Carlson, Chairman
Mark Bachetti
Allison Lasso
Paul Nardi
John Reilley

Others Present:

Nadine A. Hawver, Board of Selectmen
Rhonda LaBombard, Town Administrator
Kenn Smith, ZBA Alternate Member
Dan Andrus, Applicant
Ben Trachtenberg, Applicant
Mark Trachtenberg, Applicant
Sandra Preston, Abutter

Chairman Carlson called the meeting to order at 7:00 PM and asked the applicants to present their project.

D. Andrus gave an overall presentation on each business that is planned to be in the building. M. Bachetti reminded everyone that the matter before the ZBA was for Driven. B. Trachtenberg gave a presentation on Driven, a high end car storage, maintenance and social club for classic cars.

The following questions were asked by the Board members and the public:

What type of vehicle maintenance would be handled by Driven? B. Trachtenberg stated that it would be for engine repair and service only, no automotive body work or vehicle painting to take place.

How many cars would be stored, B. Trachtenberg replied that the plan is for 50 vehicles inside the building, no outside storage of any vehicles.

What would be the hours of operation? B. Trachtenberg replied that the hours had not be fully determined at this time, but the service hours would be something like 8 am to 5 pm Monday-Saturday. They had not determined any hours for owner access.

What was the anticipated noise level expected? Mark Trachtenberg replied that it would be less than the industrial business that was present in the past. Would the volume of noise be increase if all of the stored cars were leaving? Ben Trachtenberg replied that it would be rare for all of the cars to enter or leave at one time, and that the cars were not hot rod type cars that make noise but quality show cars.

What part of the building would be used by Driven, based on the pictures submitted with the application there doesn't appear to have outside access, what alterations would be made to house the building? Ben Trachtenberg replied that two doors would be installed to allow a drive in entrance and a drive out exit.

With all of the businesses planned for use in the building, who would be responsible for the maintenance and upkeep of the building and grounds? Mark Trachtenberg replied that the building would be financed, owned and maintained by Driven and all other businesses would be leasing space. Driven would be the holding company. All the businesses would provide employment and the economic plan for the building will only work if all of the proposed businesses were operational. The applicants stated that the look of the building on the outside would improve including landscaping.

How many employees were expected to be hired? Reply 2- 6 to initially begin Driven, Videri expected to hire 10-12.

B. Trachtenberg stated that a full asbestos test has been scheduled for the building and stated that building would have exhaust and muffling controls, so that noise would not be a problem. There would also be no work on vehicles outside the building.

S. Preston stated that she was the closest neighbor and had no issue with the proposed business and was happy with their plan.

Discussion ensued regarding the hours of operation and access. The Board asked if the access hours of 7 am to 9 pm 7 days per week would work for the business. Discussion continued. D. Andrus asked if they could be altered to 6 am – 10 pm. These hours would only apply to Driven as that this the only application before the Board.

M. Bachetti moved to approve the application as submitted with the following conditions:

1. Mechanical hours shall be 8 am to 6 pm, Monday through Saturday
2. Hours for removing or returning vehicles shall be 6 am to 9 pm, 7 days per Week.
3. Working on vehicles outside of the building is not allowed.
4. Storage of vehicles outside of the building is prohibited.
5. All proper permits must be obtained

The motion was seconded by J. Reilly, roll call vote as follows:

E. Carlson – aye
M. Bachetti – aye
A. Lasso – aye
P. Nardi – aye
J. Reilley – aye

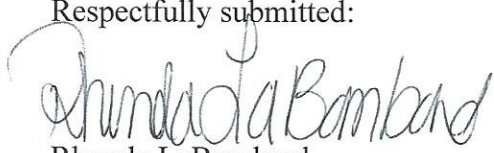
A Lasso moved to close the public hearing, seconded by M. Bachetti, motion carried unanimously.

P. Nardi moved to ratify the approval of the minutes from February 27, 202 and March 5, 2020, seconded by Ken Smith, as alternate, motion carried unanimously. M. Bachetti abstained from the vote.

M. Bachetti moved to adjourn the meeting, seconded by J. Reilley, motion carried unanimously.

Chairman Carlson adjourned the meeting at 8:15 pm

Respectfully submitted:

A handwritten signature in cursive script, reading "Rhonda LaBombard". The signature is written in dark ink and is positioned above the printed name and title.

Rhonda LaBombard
Town Administrator

Documents reviewed at this meeting:
Driven Application
Draft Minutes