

Sullivan Zoning Board of Adjustment  
Public Hearing  
8/18/22

Present:

Board Members: Richard Hotchkiss (Chair), Laura Lewandowski, Roger Sweet, Bob Switzer, BJ Wahl (Acting Clerk)

Public: Delbert Ouellette (Applicant), Marsha Cook (Selectmen), Leslie Casey (Planning Board), Tim Pregent, Ann Sweet, Travis Blanchard

- The Public Hearing was called to order by the Chair at 7:03 pm, to hear an application to conduct a commercial business owned by Del Ouellette, an auto repair shop on Valley Road, which will be operated out of his garage. The business will do general auto repair work, including AC service, which he is certified to do, and state inspections, which he has yet to apply for, but will not do any body work.
- Del presented a letter from the Sullivan Fire and Rescue approving the site.
- The business will be operated from 8 am to 5 pm Monday through Friday. If work is done outside of those hours, it will not involve any noisy equipment.
- The business is registered with the State as an LLC. He will be the sole person working at the shop.
- Roger asked where the oil from oil changes will go and Del replied that it will go to Kevin Wheeler for disposal. Oil filters will be drained for at least 24 hours and then be disposed of in a dumpster.
- Roger asked how many vehicles will be there at any one time. Del replied that it would be 8 to 10 at most, and that there is space to park this many with a set back from Valley Road. He also stated that he removed all of the junk vehicles that had previously been on his property.
- Del stated that used mufflers and other waste will be housed in a container and that this will be picked up and removed regularly.
- Bob asked about security or other lighting, which might affect the neighbors. Del replied he has just regular lights.
- Tim Pregent spoke that he didn't want any junk vehicles around and would prefer that the neighborhood be left as residential. He thinks this variance should be denied.
- Rick then read 20 conditions for approval of this business. These will be corrected and distributed to the Board and to the applicant. [Rick - insert these here or as an attachment or appendix?]
- Marsha asked if the maximum of 10 cars would include Del's personal cars. Del said no, that his 2 cars would be parked in another area. Marsha asked about the set back for the vehicles, since it is right on Valley Road, and Rick replied that it was adequate.
- Roger asked about the water well and what provisions would be made to protect it. Del doesn't see any way that it could become contaminated, given its distance from the garage.
- One of Rick's conditions allowed for vehicles to remain on the property for only 2 weeks. Del stated that he does work for two auto dealerships and that sometimes repairs could take longer if he needed to wait for parts. Bob suggested that the 2 weeks be changed to 4 weeks.
- Del gets tires delivered and the old ones picked up, so not many tires will be there at any one time.
- Marsha asked if any unregistered vehicles would count against the ten cars allowed and the answer was yes, due to the physical limitations of the parking area. Marsha, upon learning that the junk vehicles were gone, asked for permission to walk to the back of his lot to see that they were removed, which was granted.
- Roger moved to accept the request for a variance with the 20 conditions that Rick had read, with corrections. This was seconded by Bob.
- This was called to a vote and was unanimously approved.

- Rick stated that the ZBA grants the variance but that the Select Board enforces it. The next step is to go to the Planning Board for a Site Plan Review. The Planning Board will hold a public hearing as well. Del should look at the Site Plan Review regulations, which are on the Town's website. Del asked if he can start the process of getting a State inspection license and Leslie replied that he could.
- Rick moved that the Public Hearing be closed, seconded by Bob, and the meeting ended at 7:45 pm.

Respectfully submitted,  
BJ Wahl, Acting Clerk