



ZONING BOARD OF APPEALS MINUTES

June 24, 2015

The Lunenburg Zoning Board of Appeals held a public hearing on Wednesday, June 24, 2015 at 7:00 PM. The hearing was held at the Lunenburg Town Hall, 2nd Floor Conference Room, 17 Main Street, Lunenburg, MA.

The petitioner Adnan Inayat, dba Premium Motors, 24 Mary Avenue, Leominster, MA 01453 was seeking Special Permit for the storage and display of eight motor vehicles for sale. The property is owned by Lance Rozell, 15 Burnap Street, Fitchburg, MA 01420 and located at **10 Massachusetts Avenue, Lunenburg, MA 01462**.

Board Members present: Raymond E. Beal, Chairman, Donald F. Bowen James Besarkarski and Alfred Gravelle.

DISCUSSION

The public hearing was opened and Chairman Raymond Beal introduced the Board members and explained the hearing procedure to the audience. Mr. Beal explained to the petitioner that there were only four members in attendance and that the vote must be unanimous to proceed with the request for Special Permit. Mr. Inayat wanted to move forward with his project and agreed to the terms. Mr. Beal also informed the applicant that he would be required to go before the Planning Board for a Development Plan Review and the applicant indicated that he had previously been advised of this. The petition was read into the public record by Alfred Gravelle. No one was in the audience to speak in favor or opposition to the petitioner's request. Donald Bowen asked about the property address, known as 10 Massachusetts Avenue with regard to an existing business already located there. Mr. Inayat explained that it was two separate buildings, Funstuf Rentals occupies the building to the left side of the property and the other building is made up into three separate units, one is used as an antique/country store to the left the middle unit is the one that he is renting and the end unit to the right is used as a storage area for Funstuf Rentals. He indicated that the landlord, Mr. Rozell refers to the middle unit as 6 Mass Avenue. For purposes of this meeting the Board noted the property address as 10 Massachusetts Avenue according to the Assessors records.

The Board members reviewed the parking layout plan and Alfred Gravelle indicated that the plan was not to scale, and was concerned about access around the building. Mr. Inayat said that it there would be an adequate area of at least twenty feet access on the right had side of the building for access even if there were three cars parked there. Mr. Inayat also indicated that most of his sales would be by appointment only and that he did a lot of online sales and there would be a limited flow of traffic from the property. Mr. Inayat deals with specialty used cars, primarily imports and Japanese vehicles.

Mr. Inayat has recently relocated from the Atlanta, GA area and has been selling automobiles for many years. The Board members had concerns with where the cars would be offloaded. Mr. Inayat indicated that most automobiles would be driven on the lot and explained that it was more cost effective that way as he buys from large auctions in New Jersey. If cars were to be trailered they would be off-loaded at the large medical facility across the street after hours and he would make sure that was not a problem with the owners there. James Besarkarski asked what the hours of operation would be and Mr. Inayat requested Monday-Saturday 9:00 a.m. -6:00 P.M. and Sunday by appointment only.

Alfred Gravelle asked if there would be any additional lighting on the site, Mr. Inayat did not plan on any as he thought it was adequate. He also said that he has a mechanic lined up to do all detailing and repair work offsite. The Board members still did not think there was adequate room for customer parking and Mr. Inayat said that the store keeper next door had no problem with an occasional customer parking at his storefront. Mr. Inayat reiterated that he will have very limited traffic at the site.

Alfred Gravelle outlined the standard conditions for operating an auto sales business. The applicant had no problem complying with the enumerated conditions.

James Besarkarski made a motion to grant the Special Permit for the sale and display of eight motor vehicles for sale and subject to the certain conditions and Alfred Gravelle seconded the motion.

All members voted in favor of approving the project.

Meeting was adjourned @ 8:05 p.m.

Minutes submitted by Lisa A. Normandin, Board Secretary


Approved by Chairman of the Board