

Ten Copies of this Application are Required
(10 hard copies of everything you're submitting - collated)

**ZONING BOARD OF APPEALS
APPLICATION**

REFERRED TO TP&Z _____

Applicant Monaco Realty LLC

Street 767 New London Turnpike Town Glastonbury, CT 06033

Phone 860-652-3000 ext. 271 E-mail mikem@monacofordinc.com
860-652-3000 ext. 235 chrissym@monacofordinc.com

Legal Representative (if any) Meghan A. Hope - Alter & Pearson, LLC

Address Alter & Pearson, LLC, P.O. Box 1530, Glastonbury CT 06033

E-mail mhope@alterpearson.com

Date Filed & Fee Paid _____

Date Hearing Scheduled _____

Sign Deposit Paid on _____

Sign Taken on _____

Photo of Sign Rec'd on _____

Legal Property Owner Monaco Realty LLC

ZONE Planned Commerce

Exact Location of Property Involved 267 & 273 Williams Street East

Residential

If No Street #, Indicate Assessor's Key # E6/ 7622/ N015CC and E6/ 7622/ N015DD

Commercial

Under the provisions of Section 8-7, Connecticut General Statutes, the undersigned hereby appeals:

- For relief (a variance) from the restrictions imposed in Section(s) 4.15.1 of the Glastonbury Zoning Regulations.
Permitted Uses
- For a special exception as provided in Section(s) _____ of the Glastonbury Zoning Regulations.
- From an adverse ruling by _____ the Building Official, Glastonbury.
- For the approval required by the State of Connecticut agency named below.

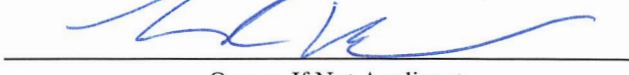
Describe in detail (in the space provided on page 2 or on a separate sheet) a description of the project. State why this violates the Section (s) of the Glastonbury Zoning Regulations cited above. If requesting a variance, be specific in describing the aspect of the project which does not meet the requirement, and the amount of relief (variance) you are requesting. Include the nature of the hardship which compels this request.

If requesting a special exception, be specific in the description of the project. Include the special exception conditions the project will meet, as specified in the Regulation.

We / I hereby depose and say that all the above statements contained in any papers submitted herewith are true to the best of my knowledge and belief.

Monaco Realty LLC, by Michael Monaco its Member

Monaco Realty LLC, Michael Monaco, its Member



Applicant

Owner, If Not Applicant
(Required)

07/18/2024

Date

07/18/2024

Date

SEE PERTINENT INFORMATION ON NEXT PAGE

Include TEN (10) collated copies of everything submitted including the application and a map of the property involved.

Locate all structures thereon and their relation to buildings on adjacent property and to the highway with approximate distances therefrom. Floor plans of buildings which you desire to erect or to alter must be provided in sufficient detail to make intelligent presentation of your plans. Also, include ten (10) copies of all supporting documentation.

FILING FEE OF \$200.00 plus **\$100.00** public hearing fee plus **\$60.00** State fee tendered herewith (**\$360.00**). Applicants whose cases come under Section 14-55, 14-322, Connecticut General Statutes will be charged an additional fee to pay the cost of publication and the expenses of the public hearing.

*Sign Deposit fee of \$10.00 *cash* taken at time of sign pick up*

DESCRIPTION IN DETAIL:

Please see attached narrative and supporting documentation submitted with this application.

Ten collated copies of this Application and all supporting documentation are required

TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT
STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED

In accordance with Public Act 92-235 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Site Plan
- Special Permits
- Subdivision and Resubdivision
- Change of Zone
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00 collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

Please provide the following information and submit this form and the sixty-dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant	<u>Monaco Realty LLC</u>
Address	<u>767 New London Turnpike</u>
Name of Project	<u>Use Variance</u>
Address	<u>267 & 273 Williams Street East</u>

Type of Application:

Site Plan	_____
Special Permit Section Number	_____
Subdivision and Resubdivision	_____
Change of Zone	_____
Planned Area Development	_____
Final Development Plan and/or Zone Change	_____
Inland Wetlands and Watercourses Permit	_____
Special Expectations and Variances	<u> X </u>

Date Fee Received _____ By: _____

Project Number

TO: Zoning Board of Appeals

FROM: ALTER & PEARSON, LLC

DATE: July 24, 2023

RE: Attachment to Zoning Board of Appeals Application – Use Variance from §4.15.1 Permitted Uses – 267 & 273 Williams Street East (Planned Commerce Zone)

The Applicant, Monaco Realty LLC, through its members Mike Monaco and Chrissy Monaco DiMauro, are the property owners of 267 and 273 Williams Street East (the “Site”). The Site is comprised of two contiguous parcels, 267 Williams Street East (0.53± acres) and 273 Williams Street East (0.40± acres), located on the north side of Williams Street East approximately 217± feet westerly of the five-way intersection of New London Turnpike/Oak Street/Williams Street East/CT Route 17 exit ramp. The Site is bounded by Enterprise Rent-A-Car¹ to the east, single family homes to the south and west (284,² 296 and 263 Williams Street East) and the CT Route 17 exit ramp to the north. The Site was previously improved with two single family homes; however, in 2021, the homes were demolished, and topsoil was spread on the Site before it was re-seeded with grass.

History of Monaco Ford and Area Zoning

In 1922, Peter Monaco opened Monaco’s Garage at 360 New London Turnpike, across from the One-Stop Shopping Plaza. In the 1940’s, Peter Monaco relocated his business to its current location at 767 New London Turnpike at the corner of New London Turnpike and Oak Street and his sons Albie, Billy, Charlie, Johnny and Sonny all became actively involved in this growing business. In 1957 Monaco Ford became an official Ford Dealership. Charlie’s son, David Monaco, started working in the family business in 1972 and was named president in 1988. In 2017, the business was passed to the fourth generation, and is now run by Peter’s great-grandchildren, Mike and Chrissy.

In the 1973 re-write of the Building Zone Regulations and related Zone Map, the zoning in this part of town, was established as follows:

- East of New London Turnpike and north of Oak Street (area of current Stop and Shop) = Planned Business and Development
- East of New London Turnpike and south of Oak Street (area of Monaco Ford, Roser Tannery) = Planned Industrial
- West of New London Turnpike along Williams Street East = Planned Industrial
- West of New London Turnpike and south of Williams Street East = Planned Business and Development (including Gene Langan Volkswagen of Glastonbury, established in 1969).

At the time of the zoning regulations re-write the “Retail Trade – automotive” use was not included as a permitted use in the Planned Industrial Zone (area of Monaco Ford), but *was* included as a permitted use in the Planned Business and Development Zone (area of Gene Langan Volkswagen of Glastonbury which opened in 1969). In 2004 the Planned Commerce Zone was created by the Town Council and the areas east of New London Turnpike and south of Oak Street (area of Monaco Ford) and the area west of New

¹ Monaco Realty LLC is the property owner and landlord of 289 Williams Street East, and Enterprise Rent-a-Car is the tenant.

² Monaco Realty LLC is the property owner and landlord of 284 Williams Street East, a single-family home that is currently rented.

London Turnpike along Williams Street East was changed to Planned Commerce. “Retail Trade – automotive” continued to be excluded as permitted use in the Planned Commerce Zone.

Requested Use Variance

The Site is in the Planned Commerce Zone and the Applicant is requesting a variance from §4.15.1 Permitted Uses to allow for a “Retail Trade – automotive” use to permit the storage of vehicles.³

Due to the COVID-19 pandemic, dramatic changes occurred in the automaker and car dealership industry. Initially, there was a supply-chain shortage of cars and car components, in response to pandemic related shutdowns of car manufacturers which closed in March of 2020. The temporary halt caused years of supply chain repercussions and impacted on the ability of manufacturers to deliver new cars to dealers. In response, and with no other options, car dealerships drew down their inventories. In *May of 2021* inventory levels were at 35 days (when an inventory of 60 days is considered appropriate for a car dealership to meet its customers’ needs). During this time car sales were below historic norms. By 2023, car manufacturers were able to provide adequate inventory to dealers, but new car sales continued to lag. New car sales have *still* not rebounded to pre-2020 levels and in *May of 2024* inventory levels were at 100 days. A compounding factor in the inflated inventory amounts is related to electric vehicles which have not captured the buyers that were anticipated. The result is record high inventory, despite decreased demand. Further complicating things, manufacturers have forced more inventory onto local dealerships, penalizing dealerships who do not accept increased supplies. This is the current environment in which Monaco Ford is trying to navigate and operate in.

Due to the above-mentioned factors, Monaco Ford has been burdened with a higher inventory that cannot all be contained on its current campus. The Applicant is requesting to store a limited portion of Monaco Ford inventory on the Site. The use of the Site would be limited to the storage of vehicles and no customer activity is proposed. When a vehicle is sold, it would be removed from the Site by an employee and delivered to the Monaco Ford dealership for delivery to a customer. The Applicant is proposing to leave the Site in its current grassed condition. The vehicles would be arranged in five (5) rows that would be setback from the front property line by approximately 35± feet. Drive aisles between the vehicle storage rows are proposed at a width of twenty-four (24) feet. The existing row of arborvitaes along the Site’s westerly property line would remain. Two existing canopy street trees along Williams Street East would also remain. The Applicant is proposing additional evergreen arborvitaes at the end of the westerly row of vehicles and in the northeast corner of the Site. The Applicant would intentionally store vehicles on Site that do not pose a risk of having their catalytic converters stolen, either because of the type of vehicle (i.e. electric vehicle, van with a more internal catalytic converter) or vehicles that have already had their catalytic converters stolen. As there would be little to no employees on site after hours and no security risk, the Applicant is not proposing any lighting on the Site. The Applicant recognizes that there is a level of volatility in the automotive industry and expects that at some point the requested storage may not be needed on the Site. Further, in the future when the CT Route 17 exit ramp is abandoned by the State, the Applicant plans to redevelop the Site together with the Enterprise site, at which time the vehicle storage use would cease and a new use would be established. The Applicant would consent to the following conditions to any approval of the requested use variance:

³ The Applicant pursued as use variance after informal discussions with Town Council members discouraged the Applicant from seeking a text amendment due to concerns about adopting changes that would apply to the entire Planned Commerce Zone.

- Following the approval of the use variance the Applicant shall present a site plan to the Town Plan & Zoning Commission for its review and approval
- The Applicant shall return to the Town Plan & Zoning Commission every two (2) years to review the proposed use

The Zoning Board of Appeals is permitted to grant the requested use variance, as it is a use that is permitted elsewhere in the municipality. Specifically, the “Retail Trade – automotive” use is permitted in the Planned Business and Development Zone, Town Center Zone, Main Street Commercial Corridor Flood Zone and Planned Travel Zone. The proposed use on the Site will not substantially affect the comprehensive zoning and is in harmony with the purpose and intent of the regulations. Car dealerships and automotive related uses have existed in this area of Town for decades. Exceptional difficulty and unusual hardship exist with this Application when the regulation is strictly applied. The granting of the use variance will allow the Applicant a reasonable use of its property. Finally, the granting of the variance for storage of vehicles, will not be injurious to the neighborhood or otherwise detrimental to the public welfare as there will be little to no traffic generated from the use and additional landscaping is proposed.

The owner first considered seeking a text amendment to allow the use in the Planned Commerce Zone. This proposal was rebuffed by the Town’s Zoning Authority (Town Council) out of a concern that the use would then appear in other parts of the Planned Commerce Zone. The Monacos were left with the alternative of seeking a use variance because of the Zoning Authority’s declination to act to assist a business that has operated in Glastonbury for more than 100 years, employees 100 people and has provided the community with outstanding service. The need for additional vehicle storage has been forced on Monaco Ford by the manufacturer who gives the dealer no option but to accept delivery of new vehicles. The change in the rate of absorption of inventory because of the pandemic, has imposed this need on Monaco Ford.

Aerial View of Surrounding Area



Hubbard Run
Condominiums

Stop and Shop

Oak Street

Route 17 Exit Ramp

New London Turnpike

Enterprise

267 Williams St E

William Street East

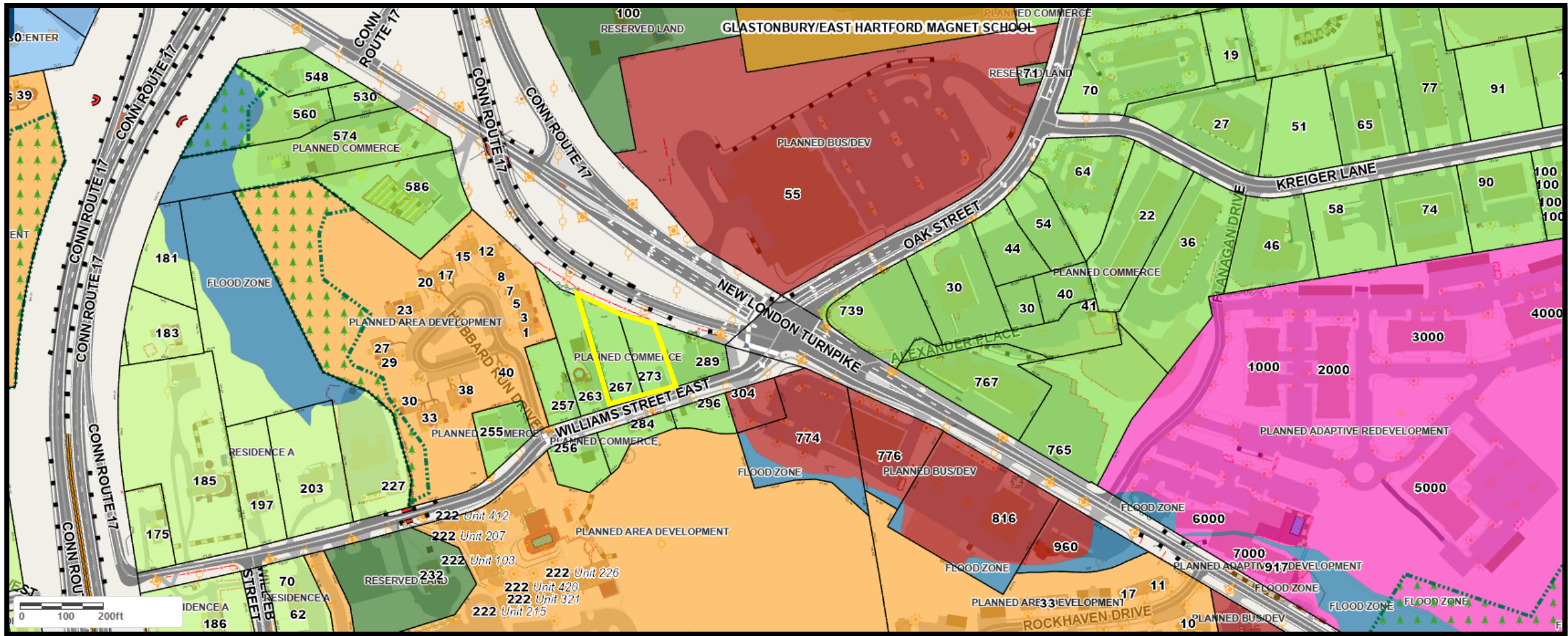
Monaco
Ford

CVS

Soap Factory

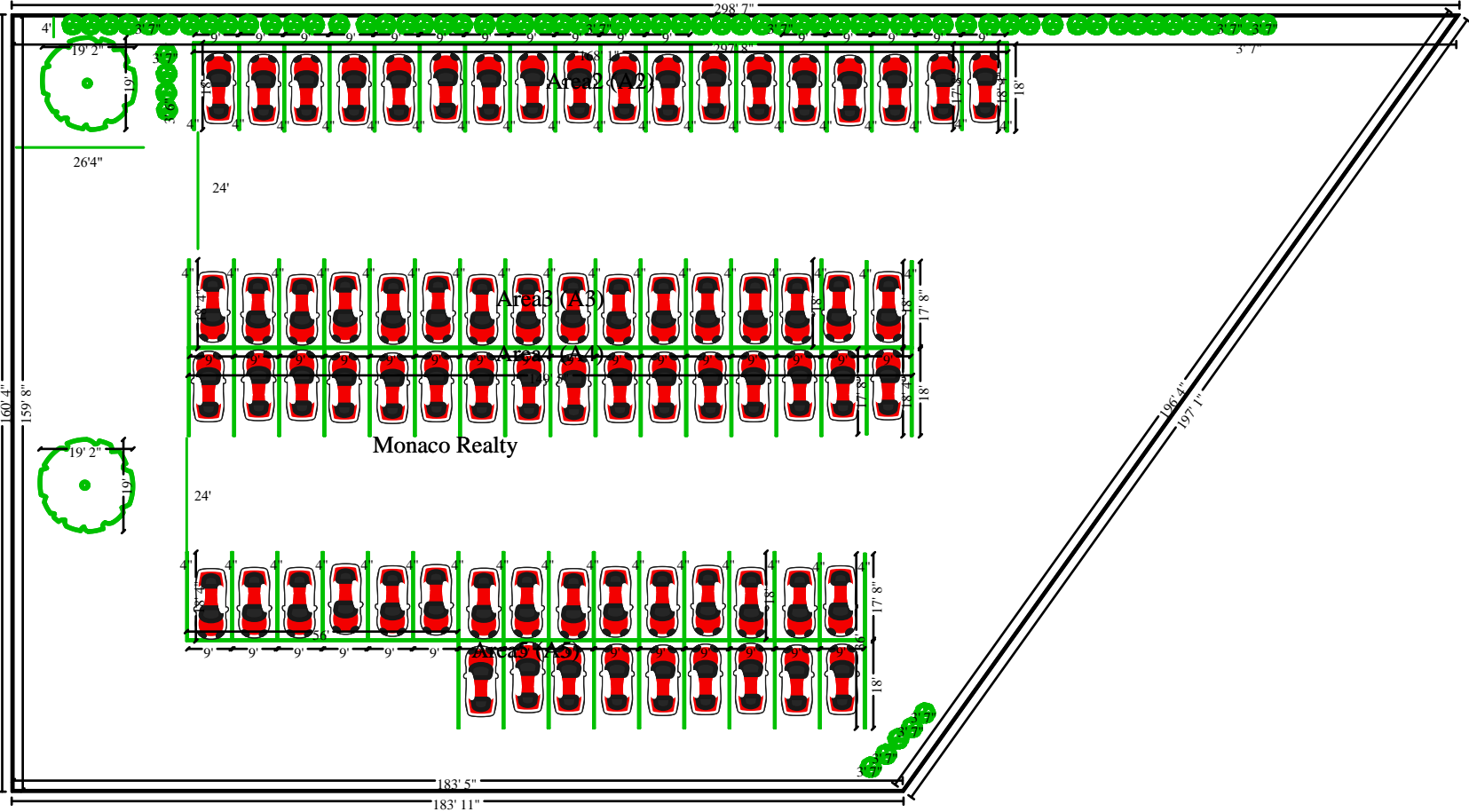
Langan VW

Zoning Map of Surrounding Area



Aerial View of Site





Proposed Vehicle Storage