

**AGENDA – November 13, 2023**  
**ZONING BOARD OF APPEALS**  
**PLAINVILLE, CONNECTICUT**  
**REGULAR MEETING**  
**November 13, 2023**

**REGULAR MEETING AT 7:30 P.M.**

**TOWN OF PLAINVILLE**  
**Municipal Center**  
**Room 304**

**A. ROLL CALL**

**B. UNFINISHED BUSINESS: None**

**C. PUBLIC HEARINGS:**

1. Reconsideration of Application #23-06-01, Michael Pelton, 57 Fairbanks Street, Plainville seeks a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Sub-Section C Maximum Building Limitations – Maximum Lot Coverage 30% to install a 12-foot pool which would cause the lot coverage to exceed 30% at a property known as 57 Fairbanks Street
2. Application #23-11-01 Barry Noe, 38 Rockwell Avenue, Plainville seeks a variance to Article 1 Residential Zones, Section 1.04 Use Regulation, Sub-Section H Commercial Vehicle Storage in Residential Zones, Paragraph 1 to permit storage of a larger, (Greater than 14,000-pound gross weight), commercial vehicle at a property known as 38 Rockwell Avenue
3. Application #23-11-02 Victor Paradis, 36 Ledge Road, Plainville seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-Section E Standards for Residential Zones, Paragraph 4a to permit the construction of 900 square foot garage with a mean height of 15 ½ feet at a property known as 36 Ledge Road.
4. Application #23-11-03 Gary Turenne, Putnam, CT seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Section B Minimum Yard Requirements – Front Yard Setback to permit the reduce of the front Yard Setback from twenty-four (24') feet to eighteen (18') feet to construction a front entrance roof over the doorway for a property known as 14 Twinning Street

**D. NEW BUSINESS**

1. Request to Approve Application #23-06-01 Michael Pelton, 57 Fairbanks Street, Plainville seeking a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Sub-Section C Maximum Building Limitations – Maximum Lot Coverage 30% to install a 12-foot pool which would cause the lot coverage to exceed 30% at a property known as 57 Fairbanks Street
2. Request to Approve Application #23-11-01 Barry Noe, 38 Rockwell Avenue, Plainville seeking a variance to Article 1 Residential Zones, Section 1.04 Use Regulation, Sub-Section H Commercial Vehicle Storage in Residential Zones, Paragraph 1 to permit the storage of a larger, (Greater than 14,000-pound gross weight), commercial vehicle at a property known as 38 Rockwell Avenue
3. Request to Approve Application #23-11-02 Victor Paradis, 36 Ledge Road, Plainville seeking a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-Section E Standards for Residential Zones, Paragraph 4a to permit the construction of 900 square foot garage with a mean height of 15 ½ feet at a property known as 36 Ledge Road
4. Request to Approve Application #23-11-03 Gary Turenne, Putnam, CT seeking a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Section B Minimum Yard Requirements – Front Yard Setback to permit the reduce of the front Yard Setback from twenty-four (24') feet to eighteen (18') feet to construction a front entrance roof over the doorway for a property known as 14 Twinning Street

E. MINUTES: October 10, 2023

F. EXECUTIVE SESSION: None

G. BILLS AND COMMUNICATIONS:

H. ADJOURNMENT