

AGENDA – July 10, 2023
ZONING BOARD OF APPEALS
PLAINVILLE, CONNECTICUT
REGULAR MEETING
July 10, 2023

SPECIAL MEETING AT 7:30 P.M.

TOWN OF PLAINVILLE
Municipal Center
Room 302

A. ROLL CALL

B. UNFINISHED BUSINESS: None

C. PUBLIC HEARINGS:

1. 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 #23-07-01 Danny Carrier, Carrier Group Inc. 68 South Canal Street, Plainville seeks a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Sub-Section A Minimum Frontage a reduction from 90' to 57.14', Subsection D Paragraph 1b - Location of Detached Structure such that it can be placed in front of the Primary Structure, Subsection D Paragraph 4a – Maximum Height of Detached Structure from 12' feet to 14', Subsection D Paragraph 4a Maximum Area of Detached Structure from 700 SF to 812 SF for a proposed new residential house to be built on a property identified as Map 37 Block) Lot 11 (0 Bilodeau Road)
3. Application #23-07-02 Michele Swanson, 18 View Street, Plainville seeks a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Subsection B Minimum Side Yard – reduction 20' to 6' for the purposes of constructing an addition at a property known as 18 View Street
4. Application #23-07-03 Matthew Stupienski, 492 Camp Street, Plainville seeks a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Subsection B Minimum Side Yard – reduction from 15' to 6' for the purposes of constructing an addition at a property known as 492 Camp Street
5. Application #23-07-04 AMCO Development LLC, Avon, CT seeks a variance to Article 6 Special Standards, Section 6.01 Non-conforming Lots -construction of a single-family house with no frontage on a public roadway for a property identified as Map 37, Block A, Lot 08.

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 #23-07-01 Danny Carrier, Carrier Group Inc. 68 South Canal Street, Plainville seeking a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Sub-Section A Minimum Frontage reduction from 90' to 57.14', Subsection D Paragraph 1b - Location of Detached Structure such that it can be placed in front of the Primary Structure, Subsection D Paragraph 4a – Maximum Height of Detached Structure from 12' feet to 14', Subsection D Paragraph 4a Maximum Area of Detached Structure from 700 SF to 812 SF for a proposed new residential house to be built on a property identified as Map 37 Block O Lot 11 (0 Bilodeau Road)

3. Request to Approve Application #23-07-02 Michele Swanson, 18 View Street, Plainville seeking a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Subsection B Minimum Side Yard – reduction 20’ to 6’ for the purposes of constructing an addition at a property known as 18 View Street
4. Request to approve Application #123-07-03 Matthew Stupienski, 492 Camp Street, Plainville seeking a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Subsection B Minimum Side Yard – reduction from 15’ to 6’ for the purposes of constructing an addition at a property known as 492 Camp Street
6. Request to approve AMCO Development LLC, Avon, CT seeking a variance to Article 6 Special Standards, Section 6.01 Non-conforming Lots -construction of a single-family house with no frontage on a public roadway for a property identified as Map 37, Block A, Lot 08.

E. MINUTES: June 19, 2023

F. EXECUTIVE SESSION: None

G. BILLS AND COMMUNICATIONS:

H. ADJOURNMENT