

**ZONING BOARD OF APPEALS
PLAINVILLE, CONNECTICUT
REGULAR MEETING
March 12, 2018**

REGULAR MEETING AT 7:30 P.M.

**PLAINVILLE
MUNICIPAL CENTER
ROOM #302**

1. ROLL CALL:
2. UNFINISHED BUSINESS: None
3. PUBLIC HEARINGS:
 - A. Application #18-02-01, Oak Land Developers, LLC of Plainville, CT seeks a variance to Article #1 Residential Zones, Section 1.04 Use Regulations, Sub-section 15a Minimum Yard Requirements for Active Adult Housing Communities to permit a reduction of the minimum lot area for an Active Adult House Community from two (2) acres to .92 acres for a property located on Camp Street, (Identified as Map 13, Block H, Lot 1.1).
 - B. Application #18-03-01, MBA, LLC of Plainville, CT seeks a variance to Article #2 Business Zones, Section 2.03 Dimensional Standards, Sub-section B Minimum Yard Requirements – Zone RI, Minimum Front Yard Setback to permit the reduction of the minimum Front Yard Setback from thirty- five (35) feet to thirty and one half (30.5) feet for the purposes of construction an addition to 414 New Britain Avenue
 - C. Application #18-03-02, The Car Doctor LLC of Plainville, CT seeks an auto location approval for an automobile repair license as required by Section 15-54 of the Connecticut General Statutes for property located at 3 Hayden Avenue Unit #1
4. NEW BUSINESS
 - A. Request to approve Application #18-02-01, Oak Land Developers, LLC of Plainville, CT seeks a variance to Article #1 Residential Zones, Section 1.04 Use Regulations, Sub-section 15a Minimum Yard Requirements for Active Adult Housing Communities to permit a reduction of the minimum lot area for an Active Adult House Community from two (2) acres to .92 acres for a property located on Camp Street, (Identified as Map 13, Block H, Lot 1.1).
 - B. Request to approve Application #18-03-01, MBA, LLC of Plainville, CT seeks a variance to Article #2 Business Zones, Section 2.03 Dimensional Standards, Sub-section B Minimum Yard Requirements – Zone RI, Minimum Front Yard Setback to permit the reduction of the minimum Front Yard Setback from thirty- five (35) feet to thirty and one half (30.5) feet for the purposes of construction an addition to 414 New Britain Avenue
 - C. Request to approve Application #18-03-02, The Car Doctor LLC of Plainville, CT seeks an auto location approval for an automobile repair license as required by Section 15-54 of the Connecticut General Statutes for property located at 3 Hayden Avenue Unit #1
 - D. Election of Officers
5. MINUTES: Approval of the Minutes of December 11, 2017
6. EXECUTIVE SESSION – None

7 BILLS AND COMMUNICATIONS:

8 ADJOURNMENT