

**ZONING BOARD OF APPEALS
PLAINVILLE, CONNECTICUT
REGULAR MEETING
April 9, 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
- D. Application #18-04-01, Chris Latorraca representing TNT Fireworks of Alabama seeks a variance in accordance with Article 8, Administration, Section 8.06 Board of Appeal, Sub-section 1C to vary the Zoning Regulations on a temporary basis to operate a commercial operation, from June 20, 2018 to July 10, 2018, for the sale of fireworks, without the required site plan approval from the Planning and Zoning Commission for a property known as 282 New Britain Avenue

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. Request to approve Application 18-04-01 a variance in accordance with Article 8, Administration, Section 8.06 Board of Appeal, Sub-section 1C to vary the Zoning Regulations on a temporary basis to operate a commercial operation, from June 20, 2018 to July 10, 2018, for the sale of fireworks, without the required site plan approval from the Planning and Zoning Commission for a property known as 282 New Britain Avenue

E. Election of Officers

5 MINUTES: Approval of the Minutes of December 11, 2017 and March 12, 2018

6 EXECUTIVE SESSION – None

7 BILLS AND COMMUNICATIONS:

8 ADJOURNMENT