

**ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES  
JANUARY 9, 2023**

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

**ROOM 304- Council Chambers  
MUNICIPAL CENTER**

**PRESENT:** J. Autunno, P. Autunno Jr., R. Michalik, R. Drezek, S. Shaw

**STAFF:** John Bossi, Town Engineer

**ABSENT:** R. Mumtaz

**I. ROLL CALL**

There was a quorum.

**II. UNFINISHED BUSINESS**

None

**III. PUBLIC HEARING**

1. **Application #23-01-01, Xtreme Auto LLC seeks approval for an Automobile Repair License(s) automobile repair license as required by Section 14-54 of the Connecticut General Statutes for property located at 16 Forestville Avenue.**

The applicant explained his request. The board members asked questions. There was one person present to speak and one email received.

Sue LaCombe (email) – concerns about number of cars, black smoke and traffic.

William Patterson - 124 Bohemia Avenue –Mr. Patterson expressed concerns with the number of cars, traffic issues and black smoke coming from the building. He was concerned about the previous owner's non-compliance.

The applicant rebutted the comments made in the email and Mr. Patterson's verbal concerns. He explained that he is maintaining the furnace, he rearranged the cars and is adhering to the site plan on record with the town. The applicant presented pictures, for the record, to the board displaying the site improvements.

The board explained to the applicant that he will need to rearrange the cars currently on his lot, to be compliant with the site plan on file. He agreed.

The board reminded Mr. Patterson if he has issues or complaints about the property that they should be directed to Town Staff, so his concerns can be addressed.

#### **IV. NEW BUSINESS**

1. **Request to approve Application #23-01-01, Xtreme Auto LLC seeks approval for an Automobile Repair License(s) automobile repair license as required by Section 14-54 of the Connecticut General Statutes for property located at 16 Forestville Avenue.**

**A motion was made to bring this application to the table by:** J. Autunno

**Seconded by:** R. Drezek

The board agrees that this is a reasonable request. The applicant must comply with the site plan on file with the Town of Plainville. A total of 64 cars will be allowed. It must include cars for sale, repair, customers, employees and tow truck.

**All in Favor 5 to 0**

**Motion Passes**

#### **V. MINUTES**

**A motion was made by:** R. Drezek to approve the regular meeting minutes of December 12, 2022, as written.

**Seconded by:** J. Autunno

**All in Favor 5 to 0**

**Motion Passes, Minutes Approved**

#### **VI. EXECUTIVE SESSION**

None

## **VII. BILLS AND COMMUNICATIONS**

Mr. Bossi talked to the board about an application request for the Planning and Zoning Commission. The application is for a new location for a car repair/ car dealership business and the process to approve future requests. Discussion followed.

## **VIII. ADJOURNMENT**

**Motion to adjourn by:** R. Drezek

**Seconded by:** R. Michalik

**All in Favor 5 to 0      Motion Passes, Meeting adjourned at 8:34 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Recording Secretary