

**ZONING BOARD OF APPEALS
MINUTES
February 8, 2016**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

PRESENT: R. Bonola, P. Autunno, B.Ouellette, J. Autunno, G. Pugliese

STAFF: John Bossi, Deb Tompkins, Town Council Liaison

I. ROLL CALL

All members are present.

II. UNFINISHED BUSINESS

None

III. PUBLIC HEARINGS

1. Application #15-12-02, AB Cornelius Enterprises, LLC of Plainville, CT seeks variances to Article 2 Business Zones, Section 2.02 Permitted Uses and Structures, Sub-section B2.1 Dwelling Unit for Watchman in Central Commercial Zone and Section 2.04 Use Regulations, Sub-section C Residential / Mixed Use to permit the construction of a first floor dwelling unit in a Central Commercial Zone for a property known as 107/109 East Main Street.

2. Application #16-02-01- Paul and Victoria Hinman of 61 Pierce Street seeks a variance to Article 1, Residential Zones, Section 1.03 Dimensional standards, Sub-section B Minimum Yard Requirements – Minimum Side Yard Requirements to permit a reduction in the required northerly side yard from ten (10) feet to zero (0) feet for a property known as 61 Pierce Street.

3. Application #16-02-02 – Theodore Poulos of 58 West Main Street seeks a variance to Article 4, Basic Standards, Section 4.02 Signs, sub-section 4b.1 Detached Signs in Commercial and industrial zones to permit a second detached sign at a property known as 58 West Main Street.

4. Application #16-02-03 – Ekrem Ramadan of Plantsville seeks an Auto Location approval for a used car auto repair and sale license as required by Section 15-54 of the Connecticut General Statutes for a property located at 304/308 East Street. The property is located in a General Commercial Zone.

5. Application #16-02-04 A&M Clips (Sport Clips) Plainville, LLC of 275 New Britain Avenue, Plainville, CT seeks a variance to Article 4, Basic Standards, Section 4.02 Signs, Sub-section 4a.2 Attached Sign Area in Commercial and Industrial Zones to permit the installation of forty nine (49sf) square feet of attached signage where only twenty (20sf) is permitted at a property known as 275 New Britain Avenue.

IV. NEW BUSINESS

1. Application #15-12-02, AB Cornelius Enterprises, LLC of Plainville, CT seeks variances to Article 2 Business Zones, Section 2.02 Permitted Uses and Structures, Sub-section B2.1 Dwelling Unit for Watchman in Central Commercial Zone and Section 2.04 Use Regulations, Sub-section C Residential / Mixed Use to permit the construction of a first floor dwelling unit in a Central Commercial Zone for a property known as 107/109 East Main Street.

The applicant requested that the public hearing be continued until March.

A motion was made by: G. Pugliese to continue the public hearing until the March meeting.

The motion was seconded by: J. Autunno

All in Favor 5 to 0

Public hearing continued to March

2. Application #16-02-01- Paul and Victoria Hinman of 61 Pierce Street seeks a variance to Article 1, Residential Zones, Section 1.03 Dimensional standards, Sub-section B Minimum Yard Requirements – Minimum Side Yard Requirements to permit a reduction in the required northerly side yard from ten (10) feet to zero (0) feet for a property known as 61 Pierce Street.

The board discussed the application. They decided it was a reasonable request as long as the applicant makes sure that their gutter is within their property line.

A motion was made by: J. Autunno

The motion was seconded by: G. Pugliese

All in Favor 5 to 0

Motion Passes

3. Application #16-02-02 – Theodore Poulos of 58 West Main Street seeks a variance to Article 4, Basic Standards, Section 4.02 Signs, sub-section 4b.1 Detached Signs in Commercial and industrial zones to permit a second detached sign at a property known as 58 West Main Street.

The board discussed the application. They decided that they need additional information. John will find out about updating the large sign that is presently on the property. John will also ask for further information from the Town Planner. The board decided it is best to continue the public hearing to the March meeting.

A motion was made by: R. Bonola

The motion was seconded by: G. Pugliese

All in Favor 5 to 0

Public hearing continued to March

4. Application #16-02-03 – Ekrem Ramadan of Plainville seeks an Auto Location approval for a used car auto repair and sale license as required by Section 15-54 of the Connecticut General Statutes for a property located at 304/308 East Street. The property is located in a General Commercial Zone.

The board discussed the application. The map submitted by the applicant shows 39 parking spaces available. The board agrees that the application is a reasonable request, as long as the applicant only uses the 39 parking spaces, according to the map provided. If the applicant needs more parking spaces in the future, he will need to reappear before the board at a later date.

A motion was made by: B. Ouellette

The motion was seconded by: G. Pugliese

All in Favor 5 to 0

Motion Passes

5. Application #16-02-04 A&M Clips (Sport Clips) Plainville, LLC of 275 New Britain Avenue, Plainville, CT seeks a variance to Article 4, Basic Standards, Section 4.02 Signs, Sub-section 4a.2 Attached Sign Area in Commercial and Industrial Zones to permit the installation of forty nine (49sf) square feet of attached signage where only twenty (20sf) is permitted at a property known as 275 New Britain Avenue.

The board discussed the application. They decided it was a reasonable request.

A motion was made by: J. Autunno

The motion was seconded by: G. Pugliese

All in Favor 5 to 0

Motion Passes

V. MINUTES

Motion to approve the minutes of 12/14/15 as written by: G. Pugliese

Second: R. Bonola

All in Favor 5 to 0

Minutes Approved

VI. EXECUTIVE SESSION

None

VII. BILLS AND COMMUNICATIONS

None

VI. ADJOURNMENT

Motion to adjourn by: R. Bonola

Second: G. Pugliese

All in Favor 5 to 0

Motion Passes, meeting adjourned at 8:30 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom

Recording Secretary

RECEIVED

FEB 16 2016

COMPTROLLER

TOWN CLERK