

**ZONING BOARD OF APPEALS
MINUTES
Regular Meeting
September 11, 2017**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 302**

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

STAFF: John Bossi, Garrett Daigle

ABSENT: J. Ricci, B.Ouellette

I. ROLL CALL

J. Ricci, B. Ouellette had an excused absence.

II. UNFINISHED BUSINESS

None

III. PUBLIC HEARINGS

1. Application #17-07-02 – Florentino Lorenzo of Bristol CT seeks a variance to Article #4 Basic Standards, Section 4.01, Off Street Parking and Loading, Paragraph A2C, Minimum Parking Requirements to reduce the required number of parking spaces for a 1,000-square foot restaurant sitting area from twenty (20) parking spots to eleven (11) parking spots for a proposed restaurant located at 164 Woodford Avenue.

The applicant was not present at the meeting.

The board talked about the application. The board members agree that this application cannot be granted because once a variance is granted if another restaurant owns or buys the building, the variance transfers to them.

A motion was made by: R Bonola to reject the application without prejudice.

Second: J. Autunno

All in Favor 4 to 0

Application Denied

2. Application #17-09-01 – Michael Perrotti, Plainville CT seeks a variance to Article #1, Residential Zones, Section 1.03 Dimensional Standards, Paragraph B Minimum Yard Requirements – Minimum Side Yard Setback to reduce the minimum Side Yard Setback from ten (10) feet to three (3) feet for the purposes of constructing a 22x22 attached 2 car garage at 16 Belmont Place.

The applicant went over his proposal. The board asked him questions. The hardship for this application is the current garage is falling apart and the lot is non-conforming currently.

P. Autunno closed the public hearing.

A motion was made by: G. Pugliese to bring the application to the table.

Seconded by: J. Autunno

All in Favor 3 to 1 R. Bonola opposes Motion Passes

IV. NEW BUSINESS

1. Request to approve Application #17-07-02 – Florentino Lorenzo of Bristol CT seeks a variance to Article #4 Basic Standards, Section 4.01, Off Street Parking and Loading, Paragraph A2C, Minimum Parking Requirements to reduce the required number of parking spaces for a 1,000 square foot restaurant sitting area from twenty (20) parking spots to eleven (11) parking spots for a proposed restaurant located at 164 Woodford Avenue.

Addressed above

2. Application #17-09-01 – Michael Perrotti, Plainville CT seeks a variance to Article #1, Residential Zones, Section 1.03 Dimensional Standards, Paragraph B Minimum Yard Requirements – Minimum Side Yard Setback to reduce the minimum Side Yard Setback from ten (10) feet to three (3) feet for the purposes of constructing a 22x22 attached 2 car garage at 16 Belmont Place.

Addressed above

V. MINUTES

Motion to approve the minutes of August 14, 2017 as written by: G. Pugliese

Second: J. Autunno

All in Favor 4 to 0

Minutes Approved

VI. EXECUTIVE SESSION

None

VII. BILLS AND COMMUNICATIONS

G. Pugliese reported that she is moving to Wolcott. John Bossi to start looking for a replacement.

VIII. ADJOURNMENT

Motion to adjourn by: G. Pugliese

Second: J. Autunno

All in Favor 4 to 0

Motion Passes, meeting adjourned at 7:56 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom

Recording Secretary