

**ZONING BOARD OF APPEALS  
MINUTES  
Regular Meeting  
October 10, 2017**

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

**MUNICIPAL CENTER  
ROOM 302**

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

**STAFF:** John Bossi, Garrett Daigle

**ABSENT:** J. Ricci

**I. ROLL CALL**

J. Ricci had an excused absence.

**II. UNFINISHED BUSINESS**

None

**III. PUBLIC HEARINGS**

1. Application #17-10-01 – Efran Methoclia of Plainville, CT seeks a variance to Article #2, Business Zones, Section 2.03 Dimensional Standards, Paragraph B Minimum Yard Requirements to reduce the southerly required minimum side yard setback from Twenty (20) feet to 1.5 Feet for the purposes of building an addition at a property known as 135 Whiting Street.

The applicant was not present at the meeting.

A motion was made by: J. Autunno to table the application to the meeting in November.

Second: R. Bonola

**All in Favor 5 to 0**

**Application Tabled**

2. Application #17-10-02 Ralph Barbagallo of Bristol CT seeks a variance to Article 6, Special Standards, Section 6.02 non-conforming structures and uses, subsection 2, non-conforming uses paragraph E expansion of non-conforming use to expand the size of a lean to structure by six (6) feet for a property located at 160 South Washington Street.

The applicant went over his proposal. The board asked him questions. There was no zoning violation by this applicant.

P. Autunno closed the public hearing.

There were a few residents present to speak in favor of the applicant.

Paul Inman

Vito Parpigalo

Alfredo Sastri

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

Seconded by: B. Ouellette

All in Favor 5 to 0

Motion Passes

3. Application #17-10-03 – Nicholas Lysenko of New Britain CT seeks an auto location approval for an automobile repair license as required by Section 15-54 of the Connecticut General Statutes for a property located at 131 Whiting Street.

The applicant presented his application. The board agrees that the applicant must identify how many parking spots he will be allowed, as there are 2 other businesses located in the building.

A motion was made by: J. Autunno to table the application for the applicant to talk to the building owner to identify how many parking spots will be allocated, to his proposed business.

Seconded by: R. Bonola

All in Favor 5 to 0

Application Tabled

4. Application #17-10-04– Choice Motor Car, 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 a property located at 436 East Street.

The applicant went over his proposal. The board asked him questions. The board agrees that 115 total parking spots will be acceptable. This amount of spots will still allow for emergency vehicles to enter if needed. The board agreed that there will be 4 parking spots removed from the back parking lot. There will only be 5 parking spots on the property line and 1 spot by the entrance sign. The total parking spots must include 4 customer parking spots and 1 additional handicapped spot.

The applicant must also hand in a revised plan to town officials with the new layout with the 115 total parking spots.

P. Autunno closed the public hearing.

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

Seconded by: B. Ouellette

All in Favor 5 to 0

Motion Passes

#### IV. NEW BUSINESS

1. Application #17-10-01 – Efran Methoclia of Plainville, CT seeks a variance to Article #2, Business Zones, Section 2.03 Dimensional Standards, Paragraph B Minimum Yard Requirements to reduce the southern required minimum side yard setback from Twenty (20) feet to 1.5 Feet for the purposes of building an addition at a property known as 135 Whiting Street.

Addressed above

2. Application #17-10-02 Ralph Barbagallo of Bristol CT seeks a variance to Article 6, Special Standards, Section 6.02 non-conforming structures and uses, subsection 2, non-conforming uses paragraph E expansion of non-conforming use to expand the size of a lean to structure by six (6) feet for a property located at 160 South Washington Street.

Addressed above

3. Application #17-10-03 – Nicholas Lysenko of New Britain CT seeks an auto location approval for an automobile repair license as required by Section 15-54 of the Connecticut General Statutes for a property located at 131 Whiting Street.

Addressed above

4. Application #17-10-04– Choice Motor Car, 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 a property located at 436 East Street.

Addressed above

#### V. MINUTES

Motion to approve the minutes of September 11, 2017 as written by: R. Bonola

Second: G. Pugliese

All in Favor 5 to 0

Minutes Approved

#### VI. EXECUTIVE SESSION

None

#### VII. BILLS AND COMMUNICATIONS

None

#### VIII. ADJOURNMENT

Motion to adjourn by: G. Pugliese

Second: J. Autunno

All in Favor 5 to 0

Motion Passes, meeting adjourned at 8:45 pm

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom

Recording Secretary

ZBA 9-11-17