

**ZONING BOARD OF APPEALS  
MINUTES  
Regular Meeting  
November 13, 2017**

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

**MUNICIPAL CENTER  
ROOM 302**

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

**STAFF:** John Bossi, Garrett Daigle

**ABSENT:** None

**I. ROLL CALL**

All members were present.

**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 presented his proposal. He is planning to add to his business for the customers to be able to sit while they are waiting for their laundry. The board asked questions.

P. Autunno closed the public hearing.

**A motion was made to bring the application to the table by:** R. Bonola  
**Second:** J. Autunno

R. Bonola stated that he has safety concerns with this application and that there is no hardship. J. Autunno says that the property is already non-conforming so he does not have an issue with this application.

**All in Favor 4 to 1**

**Motion Passes**

**R. Bonola opposes**

2. 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 applicant came back with a letter from the business owner that his business is allowed 15 parking spots total.

P. Autunno closed the public hearing.

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

Seconded by: G. Pugliese

The board agrees that the 15 parking spots are acceptable.

All in Favor 5 to 0

Motion Passes

3. Application #17-11-01– Stephen Allaire Executor of Bristol seeks a variance to Article 1, Residential Zones, Section 1.03 Dimensional Standards, Sub-Section B Minimum Yard Requirement – Minimum Side Yard Setback to permit the reduction of the required side yard from ten (10) feet to three (3) Feet for the purpose of constructing a garage addition at 10 Meadowland Circle.

The applicant went over his proposal. The board asked him questions. There was a member of the public present, Mike Ouellette, the applicant's next door neighbor. Mike is in favor of this application.

P. Autunno closed the public hearing. Mr. Bonola is not in favor because there is no hardship.

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

Seconded by: B. Ouellette

All in Favor 4 to 1

Motion Passes

R. Bonola opposes

#### 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 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.

Addressed above

2. 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

3. Application #17-11-01– Stephen Allaire Executor of Bristol seeks a variance to Article 1, Residential Zones, Section 1.03 Dimensional Standards, Sub-Section B Minimum Yard Requirement – Minimum Side Yard Setback to permit the reduction of the required side yard from ten (10) feet to three (3) Feet for the purpose of constructing a garage addition at 10 Meadowland Circle.

Addressed above

#### V. MINUTES

Motion to approve the minutes of October 10, 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 7:55 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom

Recording Secretary