

**ZONING BOARD OF APPEALS
MINUTES
Regular Meeting
March 12, 2018**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 302**

PRESENT: P. Autunno, J. Autunno, R. Macellaro

STAFF: John Bossi

ABSENT: R. Bonola, J. Ricci, B.Ouellette

I. ROLL CALL

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

II. UNFINISHED BUSINESS

None

III. PUBLIC HEARINGS

1. Application #18-02-01 – Oakland Developers LLC of Plainville CT seeks a variance to Article #1 Residential Zones, Section 1.04 Use Regulations, Sub-Section 15 A Minimum Yard Requirements for an Active Adult Housing Community to permit a reduction of the minimum lot area for an Active Adult House Community from two (2) acres to .92 acres for a property located on Camp Street (Identified as Map 13, Block H, Lot 1)

A motion was made by: J. Autunno to table this application because there was no quorum.

Second: R. Macellaro

All in Favor 3 to 0

Motion Passes

2. Application #18-03-01, MBA LLC. Of Plainville, CT seeks a variance to Article #2 Business Zones, Section 2.03 Dimensional Standards, Subsection B Minimum Yard Requirements – Zone RI, Minimum yard setback to permit the reduction of minimum front rad Setback from thirty five (35) to 30.5 feet for the purposes of construction to an addition to 414 New Britain Avenue.

A motion was made by: J. Autunno to table this application because there was no quorum.

Second: R. Macellaro

All in Favor 3 to 0 Motion Passes

3. Application #18-03-02 – The Car Doctor LLC of Plainville, CT seeks an auto approval for an automobile repair license as required by Section 15-54 of the Connecticut General Statutes for a property located at 3 Hayden Avenue Unit 1.

A motion was made by: J. Autunno to table this application because there was no quorum.

Second: R. Macellaro

All in Favor 3 to 0 Motion Passes

IV. NEW BUSINESS

1. Application #18-02-01 – Oakland Developers LLC of Plainville CT seeks a variance to Article #1 Residential Zones, Section 1.04 Use Regulations, Sub-Section 15 A Minimum Yard Requirements for an Active Adult Housing Community to permit a reduction of the minimum lot area for an Active Adult House Community from two (2) acres to .92 acres for a property located on Camp Street (Identified as Map 13, Block H, Lot 1)

Addressed above

2. Application #18-03-01, MBA LLC. Of Plainville, CT seeks a variance to Article #2 Business Zones, Section 2.03 Dimensional Standards, Subsection B Minimum Yard Requirements – Zone RI, Minimum yard setback to permit the reduction of minimum front rad Setback from thirty five (35) to 30.5 feet for the purposes of construction to an addition to 414 New Britain Avenue.

Addressed above

3. Application #18-03-02 – The Car Doctor LLC of Plainville, CT seeks an auto approval for an automobile repair license as required by Section 15-54 of the Connecticut General Statutes for a property located at 3 Hayden Avenue Unit 1.

Addressed above

V. MINUTES

There was no quorum, so the minutes will be approved at the next meeting.

VI. EXECUTIVE SESSION

None

VII. BILLS AND COMMUNICATIONS

None

VIII. ADJOURNMENT

Motion to adjourn by: R. Macellaro

Second: J. Autunno

All in Favor 3to 0

Motion Passes, meeting adjourned at 7:49 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary