

**ZONING BOARD OF APPEALS
MINUTES
Regular Meeting
April 9, 2018**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304
Council Chambers**

PRESENT: R. Bonola, P. Autunno, J. Autunno, J. Ricci (alternate),

R. Macellaro (alternate)

STAFF: John Bossi, Garrett Daigle

ABSENT: B.Ouellette

I. ROLL CALL

B. Ouellette had an excused absence.

A motion was made by: J. Autunno to elevate the alternates.

Seconded by: R. Bonola

All in Favor 3 to 0

Motion Passes

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 15a Minimum Yard Requirements for Active Adult Housing Communities 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.**

William Galske presented the proposal. The board asked questions. There were residents present to speak for and against the application.

Donna Lintini	17 Hillscres Rd	Opposed, increased traffic, safety concerns
Garrett Breer	152 Camp Street	Opposed, concerns on water impacts, traffic
David Micersky	257 CampStreet	Opposed, no hardship
Nick Cutler	25 Jubilee Lane, Plantsville	Opposed, no sidewalks, traffic, safety
Ellie Ross	48 Bradley Street	Opposed, increased traffic, safety
Art Screen	5 Cornell Street	Opposed, quoted policy that 2 acres is needed for Adult Housing Community according to regulations. Not in character with the neighborhood.
Charles Nyberg		Not in favor or opposed. His relatives own the property in question.
Jacob Filipak	21 Carboner Rd Berlin	Opposed, owns property on street, safety issues

The board asked additional questions of the applicant and William Galske. The board voiced concerns about the size of the property and how the applicant would handle snow removal, garbage pick up etc.

P. Autunno closed the public hearing.

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

The applicant's representative Charles Nyberg presented the request for Manafort.

The hardship was identified; as that the zone has changed since the applicant purchased the property.

There were residents to speak for and against the application.

Joel Edman	63 Hollyberry Lane	neutral, questioned impact form proposed bike trail.
Garrett Breer	152 Camp Street	neutral, seems like a reasonable request.
Art Screen	5 Cornell Street	neutral, seems like a reasonable request.

There were no more residents to speak. P. Autunno closed the public hearing.

3. **Application #18-03-08 – The Car Doctor of Plainville CT seeks an 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.**

The applicant presented his request. There was one resident present to speak.

Art Screen 5 Cornell Street Questioned about business relation to Penske Truck

Applicant stated that he was no longer in business with Penske.

P. Autunno closed the public hearing.

4. **Application 18-04-01 – Chris Latorraca representing TNT Fireworks of Alabama seeks a variance in accordance with Article 8, Administration, Section 8.06 Board of Appeal, Subsection 1C to vary the Zoning Regulations on a temporary basis to operate a commercial operation from June 20, 2018 to July 10, 2018 for the swale of fireworks, with the required site plan approval from the Planning and Zoning Commission for a property known as 282 New Britain Avenue.**

The applicant was not present at the meeting. John Bossi asked the board to consider the location that the applicant is requesting, as it is a different location than in previous years.

A motion was made by: R. Bonola to table the application.

Seconded by: R. Macellaro

All in Favor 5 to 0

Application tabled

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 15a Minimum Yard Requirements for Active Adult Housing Communities 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.**

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

Seconded by: R. Macellaro

The board discussed the application and have concerns on the size of the property, being too small for what the applicant is presenting. They also have safety and traffic concerns. The applicant does not have a hardship. The board agrees this variance would be for financial gain.

All in Favor 0 to 5

All members of the board are opposed.

Motion Denied

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

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

Seconded by: R. Macellaro

The board discussed the application. The applicant does have a hardship because the zone changed since he purchased the property. The board agrees that it is a reasonable request.

All in Favor 5 to 0

Motion Passes

3. Application #18-03-08 – The Car Doctor of Plainville CT seeks an 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 to bring the application to the table by: J. Ricci

Seconded by: R. Macellaro

The board discussed the application. The board agrees that it is a reasonable request. The applicant agrees to 6 cars maximum.

All in Favor 5 to 0

Motion Passes

4. Application 18-04-01 – Chris Latorraca representing TNT Fireworks of Alabama seeks a variance in accordance with Article 8, Administration, Section 8.06 Board of Appeal, Subsection 1C to vary the Zoning Regulations on a temporary basis to operate a commercial operation from June 20, 2018 to July 10, 2018 for the sale of fireworks, with the required site plan approval from the Planning and Zoning Commission for a property known as 282 New Britain Avenue.

Addressed above.

5. Election of Officers

The board decided to wait to hold election of officers until all members are present.

V. MINUTES

Motion to approve the minutes of December 11, 2017 and March 12, 2018 as written by: R. Bonola

Second: R. Macellaro

All in Favor 5 to 0

Minutes Approved

VI. EXECUTIVE SESSION

None

VII. BILLS AND COMMUNICATIONS

Mr. Bonola spoke about the new online applications and that they are not consistent with the paper applications being used currently. Mr. Bossi explained that the town is trying to do online applications that the applicants can fill out and submit online.

VIII. ADJOURNMENT

Motion to Adjourn by: J. Autunno

Second: R. Bonola

All in Favor 5 to 0

Motion Passes, meeting adjourned at 9:12 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom

Recording Secretary