

**ZONING BOARD OF APPEALS  
MINUTES  
Regular Meeting  
June 11, 2018**

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

**MUNICIPAL CENTER  
ROOM 304  
Council Chambers**

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

**STAFF:** John Bossi, Garrett Daigle

**ABSENT:** B.Ouellette, J. Ricci (alternate)

**I. ROLL CALL**

B. Ouellette, J. Ricci had excused absences.

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

**Seconded by:** R. Bonola

**All in Favor 3 to 0**

**Motion Passes**

**II. UNFINISHED BUSINESS**

None

**III. PUBLIC HEARINGS**

1. **Application #18-06-01 – Thomas Rustico of Plainville seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements, Note 3 Detached Structures to reduce the minimum property line setback of shed from five (5) feet to two (2) feet for a property known as 20 Peace Court.**

The applicant presented the proposal. The applicant explained that he had a shed in the same location, but it was ruined by termites, so he had to replace it. The new shed is bigger, (8x12). The board asked questions. There were residents present to speak for the application.

Christine Gawrys, 22 Peace Court sent in a letter, in favor of this application.

Matt Weimer, 16 Peace Court, in favor of, fits in line with the garage.

Richard Piotrowski, 14 Peace Court, in favor of, all houses on street are already non-conforming.

P. Autunno closed the public hearing.

2. **Application #18-06-02 – Pasquate Apruzzese of Plainville seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirement, requirement side yard to reduce the minimum side yard setback from ten (10) feet to six feet (6) for a property located at 55 Kent Street.**

The applicant presented the application. He explained that he wants to put in an accessory apartment for his mother on his property. The board had some additional questions on his proposal for the size of the rooms and the proposed location. The board requests that the applicant come back to the meeting in July with a floor plan from his architect.

The hardship was not identified, to be discussed further at the next meeting.

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

3. **Application 18-06-03 – Stephen Kalisz of Plainville seeks a variance to Article 1, Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements, Note 3 Location of Detached Structure to reduce the required setback from the side and rear property line from five (5) feet to two (2) feet for a property known as 9-11 Laurel Street.**

The applicant presented the application. He explained that his shed is (10x20) and that his garage is already non-conforming.

One resident was present to speak for the applicant.

Matt Weimer, 16 Peace Court, in favor of, garage already non-conforming.

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

4. **Application #18-06-04 – Richard Diaferio of Waterbury seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirement, requirement front yard setback to reduce the minimum front yard setback from twenty four(24) feet to nineteen feet (19) for a property located as 178 Milford Street Ext..**

The applicant's representative presented the application. He explained that the proposal is to allow the needed space for installation of a front porch. This was done in another house on the same street. They also received a variance.

The board asked the applicant and his representative questions.

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

#### **IV. NEW BUSINESS**

1. Application #18-06-01 – Thomas Rustico of Plainville seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements, Note 3 Detached Structures to reduce the minimum property line setback of shed from five (5) feet to two (2) feet for a property known as 20 Peace Court.

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

Seconded by: R. Macellaro

The board discussed the application. They all agree that it is a reasonable request. The hardship is that the applicant's previous shed was destroyed by termites.

**All in Favor 4 to 0**

**Motion Passes**

2. Application #18-06-02 – Pasquate Apruzzese of Plainville seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirement, requirement side yard to reduce the minimum side yard setback from ten (10) feet to six feet (6) for a property located at 55 Kent Street.

The board discussed the application. They would like to see the layout of the proposed apartment, including room sizes. The applicant will need to come back next month to show the board the plans from the architect.

A motion was made to table the application: R. Macellaro

Seconded by: J. Autunno

**All in Favor 4 to 0**

**Application Tabled**

3. Application 18-06-03 – Stephen Kalisz of Plainville seeks a variance to Article 1, Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements, Note 3 Location of Detached Structure to reduce the required setback from the side and rear property line from five (5) feet to two (2) feet for a property known as 9-11 Laurel Street.

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

Seconded by: R. Bonola

The board discussed the application. The board agrees that it is a reasonable request.

**All in Favor 4 to 0**

**Motion Passes**

4. Application #18-06-04 – Richard Diaferio of Waterbury seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirement, requirement front yard setback to reduce the minimum front yard setback from twenty four(24) feet to nineteen feet (19) for a property located as 178 Milford Street Ext.,

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

Seconded by: R. Macellaro

The board discussed the application. The board agrees that it is a reasonable request.

**All in Favor 4 to 0**

**Motion Passes**

## 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 May 14, 2018 as written by: R. Bonola

Second: R. Macellaro

**All in Favor 4 to 0**

**Minutes Approved**

## VI. EXECUTIVE SESSION

None

## VII. BILLS AND COMMUNICATIONS

Garrett talked about the POCD and the survey.

## VIII. ADJOURNMENT

**Motion to Adjourn by:** J. Autunno

**Second:** R. Macellaro

**All in Favor 4 to 0**

**Motion Passes, meeting adjourned at 8:41 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom

Recording Secretary