

**ZONING BOARD OF APPEALS  
MINUTES  
Regular Meeting  
July 11, 2016**

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

**MUNICIPAL CENTER  
ROOM 304**

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

**STAFF:** John Bossi

**ABSENT:** R. Bonola

**I. ROLL CALL**

Robert Bonola has an excused absence.

**II. UNFINISHED BUSINESS**

None

**III. PUBLIC HEARINGS**

1. Application #16-06-04 – Jeremy Baillargeon of Waterbury, CT seeks an auto location approval for a used car auto repair and sale license as required by Section 15-54 of the Connecticut General Statutes for a property located at 3 Hayden Avenue.
2. Application #16-07-01 – Gerald Beaudet of Bristol, CT seeks a variance to Article 1, Residential Zones, Section 1.03, Dimensional Standards, Sub-section B, Yard Requirements, Front Yard Setback to permit the reduction of the minimum front yard setback from twenty-four (24) feet to (21.6) feet for the purposes of constructing a 2-car garage at a property known as 6 Paul Street.
3. Application #16-07-02 – Tracy Becker of National Sign Corporation seeks variances to Article 1 Basic Standards, Section 4.03 Signs, Sub-section B Detached Signs, Paragraph 3i and 3ii to permit directional signage in excess of one (1) square foot and a maximum installation height of four (4) feet for a property located at 436 Farmington Avenue, Dunkin Donuts.

4. Application #16-07-03 – Alexander Cal of Plainville CT, seeks a variance to Article 1, Residential Zones, Section 1.03, Dimensional Standards, Sub-section B, Yard Requirements, Front Yard Setback to permit the reduction of the minimum front yard setback from twenty-four (24) feet to twenty-two (22) feet for the purposes of installing a front deck at a property known as 73 Hilltop Road.
5. Application #16-07-04 – Gary Carabetta of Plainville CT, seeks a variance to Article 1, Residential Zones, Section 1.03, Dimensional Standards, Sub-section B, Yard Requirements, Paragraph 3 to permit the construction of a detached structure in excess of 700 sq ft with a total height of eighteen feet for a property known as 308 Cooke Street.

#### IV. NEW BUSINESS

1. Application #16-06-04 – Jeremy Baillargeon of Waterbury, CT seeks an auto location approval for a used car auto repair and sale license as required by Section 15-54 of the Connecticut General Statutes for a property located at 3 Hayden Avenue.

The applicant was not present at the meeting.

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

The motion was seconded by: B. Ouellette

All in Favor 4 to 0

Motion Passes

2. Application #16-07-01 – Gerald Beaudet of Bristol, CT seeks a variance to Article 1, Residential Zones, Section 1.03, Dimensional Standards, Sub-section B, Yard Requirements, Front Yard Setback to permit the reduction of the minimum front yard setback from twenty-four (24) feet to (21.6) feet for the purposes of constructing a 2-car garage at a property known as 6 Paul Street.

The board discussed the application. They decided it was a reasonable request.

A motion was made by: J. Autunno

The motion was seconded by: B. Ouellette

All in Favor 4 to 0

Motion Passes

3. Application #16-07-02 – Tracy Becker of National Sign Corporation seeks variances to Article 1 Basic Standards, Section 4.03 Signs, Sub-section B Detached Signs, Paragraph 3i and 3ii to permit directional signage in excess of one (1) square foot and a maximum installation height of four (4) feet for a property located at 436 Farmington Avenue, Dunkin Donuts.

The board discussed the application. They decided that Sign “A” is necessary for directional purposes. They decided sign “B” is not necessary as it does not provide any directional assistance to customers.

**A motion was made by:** J. Autunno to approve Sign “A” as requested. Not Sign “B”.

**The motion was seconded by:** G. Pugliese

**All in Favor 4 to 0**

**Motion Passes**

4. **Application #16-07-03 – Alexander Cal of Plainville CT, seeks a variance to Article 1, Residential Zones, Section 1.03, Dimensional Standards, Sub-section B, Yard Requirements, Front Yard Setback to permit the reduction of the minimum front yard setback from twenty-four (24) feet to twenty-two (22) feet for the purposes of installing a front deck at a property known as 73 Hilltop Road.**

The board discussed the application. They decided it was a reasonable request.

**A motion was made by:** J. Autunno

**The motion was seconded by:** G. Pugliese

**All in Favor 4 to 0**

**Motion Passes**

5. **Application #16-07-04 – Gary Carabetta of Plainville CT, seeks a variance to Article 1, Residential Zones, Section 1.03, Dimensional Standards, Sub-section B, Yard Requirements, Paragraph 3 to permit the construction of a detached structure in excess of 700 sq ft with a total height of eighteen feet for a property known as 308 Cooke Street.**

The board discussed the application. They decided it was a reasonable request. The structure was already installed by the previous owner. The lot is large and can accommodate the applicant’s request.

**A motion was made by:** G. Pugliese to approve the request, with the stipulation that this structure should not be used as a residence and no cooking facilities will be permitted.

**The motion was seconded by:** B. Ouellette

**All in Favor 4 to 0**

**Motion Passes**

## **V. MINUTES**

**Motion to approve the minutes of June 13, 2016 and June 15, 2016 as written by:** G. Pugliese

**Second:** J. Autunno

**All in Favor 4 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 4 to 0**

**Motion Passes, meeting adjourned at 8:25 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom

Recording Secretary