

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

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304
Council Chambers**

PRESENT: B.Ouellette, P. Autunno, J. Autunno, R. Macellaro (alternate)

STAFF: John Bossi, Town Engineer, Garrett Daigle, Assistant Planner,
Deb Tompkins, Town Council Liaison

ABSENT: R. Bonola, J. Ricci (alternate)

I. ROLL CALL

R. Bonola, J. Ricci had excused absences.

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

Seconded by: B. Ouellette

All in Favor 3 to 0

Motion Passes

II. UNFINISHED BUSINESS

None

III. PUBLIC HEARINGS

1. **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. (Continued from June Meeting)**

The applicant and his architect, Jeffrey Bray presented the application. He explained that he wants to put in an accessory apartment for his mother on his property. Jeffrey showed the board the proposed plan with the room sizes, as requested. The total home will be 2,092 sq. ft once the addition is completed. The house is already non-conforming.

ZBA 7-9-18

The hardship is that the house is already non-conforming.

Steven Guidice from Harry Cole and Sons spoke in favor of the application.

P. Autunno closed the public hearing.

2. **Application 18-07-01 – Gregory Guay of Farmington seeks a variance to Article 4 basic standards, Section 8 Limitations on parking in required yards, paragraph B parking prohibition in Required Front Yard to permit parking in the required front yard of a property known as 10 Sparks Street.**

Steven Guidice, Harry Cole & Sons presented the application. The board asked questions. The hardship is that there needs to be adequate off-street parking to accommodate customers and employees.

No one was present to speak for or against the application. P. Autunno closed the public hearing.

3. **Application #18-07-02 – Paul Pavano of Plainville seeks a variance to Article 2 Buiness Zones, Section 2.03 Dimensional Standards, Sub-section B Minimum Yard Requirements, rear yard setback to reduce the minimum rear yard setback from twenty feet (20) feet to thirteen and a half feet (13.5) for a property known as 8 Hayden Avenue.**

The applicant presented the application. He explained the proposal is to allow the construction of a building and adequate parking.

The board asked the applicant questions.

One resident was present. Richard Witkowski, 3 Grace Avenue in favor of application as long as a fence is installed.

A letter was received and read into the record. 2 Brothers LLC, Greg Simard and Doug Simard are in favor of the application.

There was no one else to speak for the application. P. Autunno closed the public hearing.

IV. NEW BUSINESS

1. **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.**

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 house is already non-conforming.

All in Favor 4 to 0

Motion Passes

2. Application 18-07-01 – Gregory Guay of Farmington seeks a variance to Article 4 basic standards, Section 8 Limitations on parking in required yards, paragraph B parking prohibition in Required Front Yard to permit parking in the required front yard of a property known as 10 Sparks Street.

The board discussed the application. The board has no issue with the added parking spaces. It will keep the parking off of the road.

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

Seconded by: B. Ouellette

All in Favor 4 to 0

Motion Passes

3. Application #18-07-02 – Paul Pavano of Plainville seeks a variance to Article 2 Business Zones, Section 2.03 Dimensional Standards, Sub-section B Minimum Yard Requirements, rear yard setback to reduce the minimum rear yard setback from twenty feet (20) feet to thirteen and a half feet (13.5) for a property known as 8 Hayden Avenue.

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

Seconded by: B. Ouellette

The board discussed the application. The board agrees that it is a reasonable request. The drawings dated 7/9/18 with the 5-foot high chain link fence on the southern property line must be adhered to.

All in Favor 4 to 0

Motion Passes

4. 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 June 11, 2018 as written by: J. Autunno

Seconded by: 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

Seconded by: R. Macellaro

All in Favor 4 to 0

Motion Passes, meeting adjourned at 8:37 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary