

**ZONING BOARD OF APPEALS
MINUTES
Regular Meeting
October 09, 2018**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 201**

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

STAFF: John Bossi

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

I. ROLL CALL

a. **A motion was made by:**

b. **Seconded by:**

c. **All in Favor 3 to 0**

Motion Passes

II. UNFINISHED BUSINESS

a. None

P. Autunno told the applicants that they can wait to present at the next meeting if they choose due to there being only three ZBA members present.

III. PUBLIC HEARINGS

1. **Application #18-10-01, American Signs of New Haven seeks variance(s) to Article 4, Basic Standards, Section 4.03 Signs, Sub-section 4 Signs in Commercial and Industrial Zones, Paragraph (a) Attached Signs to permit a second detached sign and a maximum total square foot amount of 20 square feet where a maximum of 102 square feet is allowed for a property known as 349 New Avenue.**

Tony Lafo, 614 Ferry Street, New Haven, CT presented the proposal. He stated that the application is asking for 2 additional signs for the Goodwill Store at 349 New Britain Avenue. A detached sign, currently being installed at this location, was previously approved by Planning and Zoning. The two signs requested are for the storefront and a matching sign at the drive-through donation entrance at the right rear side of the building.

The building is set back with a heavy tree line that comes right to the street on the left side. The driveway is approximately 700 ft. down on New Britain Avenue not directly in front of the building. It is located in a busy, high traffic, and densely populated area.

The request for the signs are clear in that there is a need for vehicular traffic to see it and the entry area to be identified. In addition, nearby retail businesses have multiple signs.

R. Bonola asked if the signs will be flashing all night long. Mr. Lafo said that the signs will not be flashing and will pass information on to Goodwill regarding how long the LED signs will be lit up at night.

J. Autunno asked about the placement of the Goodwill Donation Express sign at the right rear side of the building. It was stated that the sign will be 7 feet from the bottom equaling a total of 11 feet tall.

There was no public comment.

P. Autunno closed the public hearing.

2. Application #18-10-02, Larry Zarella of Plainville seeks variance(s) to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements, Note 3 to increase the maximum height of a detached structure from twelve (12) feet to fifteen (15) and Note 4 to increase the maximum square footage of a detached structure from 700 square feet to 1,080 square feet for a property known as 42 Trumbull Avenue

Larry Zarella, 42 Trumbull Avenue presented pictures of the structure that he is seeking to build which will be kept for the record. The structure is a detached garage; to replace one destroyed by an 80 foot pine tree during a storm.

Mr. Zarella said that there are no encroachments and that neighbors have no objections. The home is an older blighted property in this condition for at least 25 years. It is on an L-shape lot and the home is constantly being updated.

There was no public comment.

P. Autunno closed the public hearing.

3. Application #18-10-03, Leighton Masurek of Plainville seeks variance(s) to Article 1, Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements to reduce the minimum side yard from ten (10) feet to seven (7) feet and Note 4 to increase the maximum square footage of a garage/storage structure from 700 square feet to 820 square feet for a property known as 17 Ciccio Court

Leighton Masurek presented the proposal. He is requesting to build a 12 x 17 storage shed attached to the garage. Shed would be built 4 ft. higher than the back yard, moving everything up. On multiple occasions the back yard has flooded causing water flow in the current structure affecting air conditioning units and equipment. Attaching the shed to the garage will make it look like it is part of the house, not an obscure structure.

Steven Button, 15 Ciccio Court, Mr. Masurek's neighbor, supports going forward with the storage structure.

Mr. Masurek noted that the original drawing from the town showed the structure "flip flopped" on the map. He commented that electricity would be affected if footage were any larger than what is being proposed.

P. Autunno recapped stating that there is no other location for the structure to be built.

P. Autunno closed the public hearing.

IV. NEW BUSINESS

1. Application #18-10-01, American Signs of New Haven seeks variance(s) to Article 4, Basic Standards, Section 4.03 Signs, Sub-section 4 Signs in Commercial and Industrial Zones, Paragraph (a) Attached Signs to permit a second detached sign and a maximum total square foot amount of 20 square feet where a maximum of 102 square feet is allowed for a property known as 349 New Avenue.

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

Seconded by: R. Bonola

The board discussed the application and agrees that it is a reasonable request. The request for the signs are clear in that there is a need for vehicular traffic to see it and the entry area to be identified. In addition, nearby retail businesses have multiple signs. Mr. Lafo will research the amount of time for signs to be on at night.

All in Favor 3 to 0

Motion Passes

2. Application #18-10-02, Larry Zarella of Plainville seeks variance(s) to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements, Note 3 to increase the maximum height of a detached structure from twelve (12) feet to fifteen (15) and Note 4 to increase the maximum square footage of a detached structure from 700 square feet to 1,080 square feet for a property known as 42 Trumbull Avenue

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

Seconded by: R. Bonola

The board discussed the application and agrees that it is a reasonable request. The structure is a detached garage; to replace one destroyed by an 80 foot pine tree during a storm. Mr. Zarella said that there are no encroachments and that neighbors have no objections.

All in Favor 3 to 0

Motion Passes

3. Application #18-10-03, Leighton Masurek of Plainville seeks variance(s) to Article 1, Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements to reduce the minimum side yard from ten (10) feet to seven (7) feet and Note 4 to increase the maximum square footage of a garage/storage structure from 700 square feet to 820 square feet for a property known as 17 Ciccio Court

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

Seconded by: R. Bonola

The board discussed the application and agrees that it is a reasonable request. Shed would be built 4 ft. higher than the back yard, moving everything up. On multiple occasions the back yard has flooded causing water flow in the current structure affecting air conditioning units and equipment. Attaching the shed to the garage will make it look like it is part of the house, not an obscure structure. Mr. Button, 15 Ciccio Court, neighbor of L. Masurek, has no objections for a shed to be built.

All in Favor 3 to 0

Motion Passes

V. MINUTES

Motion to approve the minutes of September 10, 2018 as written by: R. Bonola

Seconded by: J. Autunno

All in Favor 3 to 0

Minutes Approved

VI. EXECUTIVE SESSION – None

VII. BILLS AND COMMUNICATIONS

R. Bonola asked (prior to J. Bossi's time on the staff) if the cover page accompanies the applications submitted for consideration. J. Bossi said that everything is provided to applicants either online or through a handout. The handout is now letter size (8-1/2 x 11) and the item list order has been modified slightly. All information needed by applicants is there.

R. Bonola asked for the appointment of a new commissioner (vice chair) as he is resigning. J. Bossi said that election of a new commissioner (vice chair) will be on the agenda for the November meeting. The position will remain open until someone is appointed. J. Bossi requested that R. Bonola submit a short note stating his resignation.

P. Autunno commented that the U-Haul facility in town has 10 – 12 cars for sale on the property and that it does not have a license to sell. He will look into the details for allowance to sell due to the business being transportation related. There are also damaged vehicles on site that are covered by tarps which will also be researched. There is room on the property in other locations for the damaged vehicles.

VIII. ADJOURNMENT

A motion was made by: to adjourn the meeting at 8:08 pm.

Seconded by: R. Bonola

All in Favor 3 to 0

Meeting adjourned at 8:08 pm

Respectfully Submitted,

Dawn Guite

Dawn Guite
Acting Recording Secretary