

**ZONING BOARD OF APPEALS  
MINUTES  
REMOTE MEETING - COVID-19  
June 8th, 2020**

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

**TELECONFERENCE**

**PRESENT:** Brian Ouellette (telephone), J. Autunno (video and audio), R. Michalik (video and audio), and P. Autunno Jr (video and audio).

**STAFF:** John Bossi, Town Engineer, Garrett Daigle, Assistant Town Planner

**ALTERNATES:** R. Macellaro

**ABSENT:** S. Shaw (excused), Garrett Daigle, Assistant Town Planner (excused)

**I. ROLL CALL:**

There was quorum

**II. UNFINISHED BUSINESS:**

None

**III. PUBLIC HEARING:**

- A. Application #20-04-01 William Supinski of 140 New Britain Avenue seeks a variance to Article 2 Business Zones, Section 2.04 Use Regulations, Sub-section

I Storage Trailers, Paragraph 1 to permit the presence and use of box or open trailer(s) as a structure in a General Commercial Zone for a property identified as 140 New Britain Avenue

Applicant was not present.

- B. Application #20-04-04 Three on Whiting Street LLC seeks a variance to Article 2 Business Zones, Section 2.03 Dimensional Standards, Sub-section B Minimum Yard Requirements to reduce the northerly side yard requirement from twenty (20') feet to ten (10') feet for a undeveloped property identified as Map 39 Block E Lot 10-2.

Attorney Barry Thompson, representing the applicant, presented plans to the commission. There are some concerns with surrounding neighbors and property overlapping. This layout will provide more onsite storage.

- C. Application #20-06-01 Michael Henderson, TNT Fireworks, Half Moon New York seeks variance in accordance with Article 8, Administration, Section 8.06 Board of Appeal, Sub-section 1C to vary the Zoning Regulations on a temporary basis to operate a commercial operation, from June 19, 2020 to July 6, 2020, for the sale of fireworks, without the required site plan approval from the from the Planning and Zoning Commission for a property known as 282 New Britain Avenue

Applicant was present via audio. Michael Henderson went over the COVID-19 precautions from June 19th to July 6th. There will be minor customer interaction as well as mask and glove requirements.

- D. Application #20-06-02 Juan Carlos Juarez of 81 Pershing Drive seek a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements – Front Yard to reduce the minimum front yard setback from twenty-four (24') feet to eighteen (18') feet for the purposes of constructing a front porch for a property at 81 Pershing Drive

Juan Carlos, the applicant, was present. Juan Carlos is looking to reduce the front yard from twenty-four (24') feet to eighteen (18') feet for the purposes of constructing a front porch. The porch will be built entirely of wood as seen in the site plan presented to the commission.

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

- A. Request to approve Application #20-04-01 William Supinski of 140 New Britain Avenue seeking a variance to Article 2 Business Zones, Section 2.04 Use Regulations, Sub-section I Storage Trailers, Paragraph 1 to permit the presence and use of box or open trailer(s) as a structure in a General Commercial Zone for a property identified as 140 New Britain Avenue

**A motion was made by: J. Autunno** to continue the application at the next meeting.

**Seconded by: B. Ouellette**

**All in Favor 5-0 Motion Passes**

- A. Request to approve Application #20-04-04 Three on Whiting Street LLC seeks a variance to Article 2 Business Zones, Section 2.03 Dimensional Standards, Sub-section B Minimum Yard Requirements to reduce the northerly side yard requirement from twenty (20') feet to ten (10') feet for a undeveloped property identified as Map 39 Block E Lot 10-2

**A motion was made by: R. Macellaro** to approve Application #20-04-04 Three on Whiting Street LLC seeks a variance to Article 2 Business Zones, Section 2.03 Dimensional Standards, Sub-section B Minimum Yard Requirements to reduce the northerly side yard requirement from twenty (20') feet to ten (10') feet for a undeveloped property identified as Map 39 Block E Lot 10-2.

**Seconded by: J. Autunno**

**All in Favor 5-0 Motion Passes**

- B. Request to approve Application #20-06-01 Michael Henderson, TNT Fireworks, Half Moon New York seeking a variance in accordance with Article 8, Administration, Section 8.06 Board of Appeal, Sub-section 1C to vary the Zoning

Regulations on a temporary basis to operate a commercial operation, from June 19, 2020 to July 6, 2020, for the sale of fireworks, without the required site plan approval from the from the Planning and Zoning Commission for a property known as 282 New Britain Avenue

**A motion was made by: R. Michalik** to approve Application #20-06-01 Michael Henderson, TNT Fireworks, Half Moon New York seeking a variance in accordance with Article 8, Administration, Section 8.06 Board of Appeal, Sub-section 1C to vary the Zoning Regulations on a temporary basis to operate a commercial operation, from June 19, 2020 to July 6, 2020, for the sale of fireworks, without the required site plan approval from the from the Planning and Zoning Commission for a property known as 282 New Britain Avenue

**Seconded by: R. Macellaro**

**All in Favor 5-0 Motion Passes**

C. Request to approve Application #20-06-02 Juan Carlos Juarez of 81 Pershing Drive seeking a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements – Front Yard to reduce the minimum front yard setback from twenty-four (24') feet to eighteen (18') feet for the purposes of constructing a front porch for a property at 81 Pershing Drive

**A motion was made by: J. Autunno** to approve Application #20-06-02 Juan Carlos Juarez of 81 Pershing Drive seeking a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements – Front Yard to reduce the minimum front yard setback from twenty-four (24') feet to eighteen (18') feet for the purposes of constructing a front porch for a property at 81 Pershing Drive

**Seconded by: R. Michalik**

**All in Favor 5-0 Motion Passes**

## **V. MINUTES:**

**A motion was made by: R. Michalik** to approve the minutes of April 13, 2020 with corrections.

**Second by: R. Macellaro**

**All in favor 5-0**

**Motion Passes**

**VI.EXECUTIVE SESSION:**

**None**

**VII.BILLS AND COMMUNICATIONS:**

**None**

**VIII.ADJOURNMENT:**

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

**Second by: R. Michalik**

**All in Favor 5-0 Motion Passes, Meeting adjourned at 8:25 pm**

**Respectfully Submitted.**

*Amber Viteri*

**Amber Viteri**

**Recording Secretary**