

**ZONING BOARD OF APPEALS
MINUTES
Regular Meeting
(REMOTE MEETING - COVID-19)
SEPTEMBER 14, 2020**

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

**ROOM 302
TELECONFERANCE**

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

STAFF: John Bossi, Town Engineer

ALTERNATES:

ABSENT: R. Macellaro (Alternate), Jamie Ricci (Alternate), P. Autunno Jr

I. ROLL CALL:

There was quorum

II. UNFINISHED BUSINESS:

None

III. PUBLIC HEARING:

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

The Applicant was not present.

Application #20-08-01 North American Holdings LLC of Plainville seeks a variance to Article 1 Residential Zones, Section 1.04 Use Regulations, Sub-Section D

Common Interest Communities and Multi-Family Dwellings, Paragraph 3a Unit Density to permit the construction of two (2) residential units, (multi-family structure), on an existing lot consisting of 12,197 square feet in a residential zone requiring 11,000 square feet of lot area per unit for a property identified as 7 Washington Street.

The applicant, North American Holdings LLC was represented by Brad Finocchio, member and Attorney Galske. Attorney Galske review with the Board the application request. This review included reviewing the property location, property history, proposed new construction and the reason(s) for the hardship. The variance request seeks approval to build a two-unit residential structure on a parcel containing a lot area less than the required 22,000 square feet. A multi-unit conforming lot needs to contain a lot area not less than the number of units times the minimum lot area for that zone.

The property is located along the westerly side of Washington Street one property south of the intersection of Washington Street and West Main Street. This property in the past was part of the property to the north and was subdivided from it approximately eighteen years ago. When the property was created a legally non-conforming two-unit structure was present on the property, which subsequently was demolished after a fire. At that time, the owner did not pursue rebuilding the legally non-conforming structure within one year, thus, forfeiting the right to rebuild a non-conforming structure.

The applicant proposes to build a two-unit residential structure. It is thier opinion the nature of the driveway and neighborhood is more consistent with a multi-family residential development rather than a single-family home.

Members of the Board questioned the applicant regarding the property's history, the reason why the fire damaged structure wasn't rebuilt immediately after demolition, driveway configuration and the positioning of the proposed structure. The applicant addressed the questions, however there was uncertainty regarding the distance of the new structure from the street.

R. Michalik made a motion to continue the Public Hearing to a later date to be determined. The motion was seconded by S. Shaw. No discussion. The motion was approved 4-0.

Application #20-09-01 Sara Strecker of 23 Burnham Street seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements to permit the reduction of the minimum easterly side yard from ten (10') feet to five (5') to facilitate the expansion of the existing structure at a property known as 23 Burnham Street.

The applicant, Sara Strecker and Chad Bianchi, was represented by Sara Strecker and Chad Bianchi. Sara Strecker and Chad Bianchi reviewed with the Board the application request. This review included why the proposed variance was needed. The variance request seeks approval to reduce the easterly side yard from ten (10) feet to five feet to facilitate the reconstruction of an existing garage area into a two-story living space and garage space. Existing jogs in the structure would be enclosed to square off the proposed structure.

Members of the Board questioned the applicant regarding whether any other alternatives were considered. The applicant stated no other alternatives to increase living/garage space were available and since portions of the existing structure already encroached into the required side yard and the only future encroachments would fill in the jogs the impacts of the variance request would be minimal.

T. Michalik made a motion to close the Public Hearing. The motion was seconded by S. Shaw. No discussion. The motion was approved 4-0.

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 – **No Action**

B. Request to approve Application #20-08-01 North American Holdings LLC seeking a variance to Article 1 Residential Zones, Section 1.04 Use Regulations, Sub-Section D Common Interest Communities and Multi-Family Dwellings, Paragraph 3a Unit Density to permit the construction of two (2) residential units, (multi-family structure), on an existing lot consisting of 12,197 square feet in a residential zone requiring 11,000 square feet of lot area per unit for a property identified as 7 Washington Street. – **Public Hearing Continued**

C. Request to approve Application #20-09-01 Sara Strecker of 23 Burnham Street seeking a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements to permit the reduction of the minimum easterly side yard from ten (10') feet to five (5') to facilitate the expansion of the existing structure at a property known as 23 Burnham Street.

R. Michalik made a motion to approve the variance request with no stipulations. S. Shaw seconded the motion. The discussion that followed agreed that no feasible alternatives for expanding living space were available and filling in the existing jogs in the existing garage structure and adding a second floor was a reasonable solution. A vote on the motion, 4-0, was taken. The motion passed. **Variance granted to reduce the easterly side yard from ten (10) feet to five (5) FEET.**

V.MINUTES:

A motion was made by: R. Michalik to approve the minutes of June 8, 2020.
Second by: S. Shaw

All in favor 4-0

Motion Passes

VI. BILLS AND COMMUNICATIONS:

None

VII. ADJOURNMENT:

Motion to adjourn by: B. Ouellette

Second by: R. Michalik

All in Favor 4-0 Motion Passes, Meeting adjourned at 8:30 pm

Respectfully Submitted.

John R. Bossi
Recording Secretary