

**ZONING BOARD OF APPEALS
MINUTES
Regular Meeting
(REMOTE MEETING - COVID-19)
October 13, 2020**

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

**ROOM 302
TELECONFERENCE**

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

STAFF: John Bossi, Town Engineer (video and audio)

ALTERNATES:

ABSENT: R. Macellaro (Alternate), Jamie Ricci (Alternate), Brian Ouellette

I. ROLL CALL:

There was quorum

II. UNFINISHED BUSINESS:

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 Public Hearing was resumed. The applicant's agent, William Galske reviewed the intent of the requested variance. A twelve, (12) page document was reviewed with the Board. The document included a history of the property, a copy of the former approved site plan, a copy of a map outlining the surrounding property uses, and pictures of the proposed structure and other existing geographical features.

The Board questioned the applicant on why the variance was needed, how access to the property was going to be achieved and the status of a catch basin near the roadway. The applicant explained that the variance was needed because a former owner failed to exercise her right to rebuild a legally nonconforming structure after it was destroyed by fire within the prescribe timeframe. The installation of a second separate driveway along the southerly property line did not appear feasible because the likelihood of securing a permit from the Connecticut Department Transportation was unlikely because the property had a deeded right to an existing shared driveway along the northerly property line. The status of the catch basin was explained to be owned by the Connecticut Department of Transportation and part of the Route 177 drainage system.

The Public Hearing was closed. No new information can be received

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. The Public Hearing was opened and closed. No new information can be received.

Application #20-10-01 Sun Nae Dutcher of 20 Pequot Road 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 fifteen (15') feet to eleven (11') feet to facilitate the construction of a garage for a property known as 20 Pequot Road.

The applicant Sun Nae Dutcher explained the variance request. The variance request is needed to construct a twenty-four (24') foot by twenty-four (24') foot addition to serve as a garage. It is the applicant's intent to relocate the existing garage in this addition and convert the existing garage into another use. The applicant explained the size of the proposed structure and necessary variance is based on her desire to reuse the existing garage.

The board questioned whether the garage could be smaller and requested the applicant investigate if a smaller garage could be smaller.

A motion to table the Application was made by S. Shaw and seconded by R. Michalik. No discussion. 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 – The applicant has not attended a meeting since the application has been received in April 2020.

A motion to deny the application without prejudice was made by S. Shaw and seconded by R. Michalik. No discussion. Motion was approved 4-0

- 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.

A motion to approve a variance seeking permission to construct two (2) residential units on a 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 was made by R Michalik and seconded by J Autunno.

The Board had determined the applicant provided enough information that a 2- family dwelling was the most appropriate development for 7 Washington Street.

The motion was approved 4-0

V.MINUTES:

**A motion was made by: R. Michalik to approve the minutes of September 14, 2020.
Second by: S. Shaw**

All in favor 4-0 Motion Passes

VI. BILLS AND COMMUNICATIONS:

None

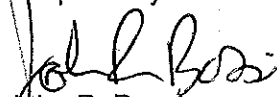
VII. ADJOURNMENT:

Motion to adjourn by: J Autunno

Second by: R. Michalik

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

Respectfully Submitted.



John R. Bossi
Recording Secretary