

**ZONING BOARD OF APPEALS  
MINUTES  
REMOTE MEETING - COVID-19  
April 13, 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, Town Planner

**ALTERNATES:**

**ABSENT:** R. Macellaro (Alternate), S. Shaw (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

The application was continued to the next ZBA Meeting

- B. Application #20-04-02 Dale Corriveau of 71 Unionville Avenue seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements, Paragraph 3 to permit a detached structure to be positioned in the front yard for a property located at 71 Unionville Avenue.

The applicant was present via video conference who spoke in support of the application.

- C. Application #20-04-03 Skytop Motors LLC of 152 Whiting Street seeks an auto location approval for a New Automobile Dealership, Used Automobile Dealership and Automobile Repair License(s) automobile repair license as required by Section 14-54 of the Connecticut General Statutes for property located 152 Whiting Street.

The applicant, Jeremy Berubie was present via video conference who spoke in support of the application and for location approval.

- D. 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 an undeveloped property identified as Map 39 Block E Lot 10-2.

The application was continued to the next ZBA meeting

- E. Application #20-04-05 Lisa Melninkaitis of 310 Cooke Street seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Requirements, Paragraph 3 to permit the increase the maximum midpoint height of a detached structure from twelve (12') feet to seventeen (17') feet for a property identified as 310 Cooke Street.

Michael Melninkaitis presented the application to the commission.

- F. Application #20-04-06 Lisa Melninkaitis of 10 Robert Jackson Way seeks a variance to Article 4 Basic Standards, Section 7 Fences, Sub-Section 3 Fences in Front Yards to permit the installation of an eight (8') foot fence and gate at the front of the property identified as 10 Robert Jackson Way.

Michael Melninkaitis presented the application to the commission.

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

- 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

The application was continued to the next ZBA Meeting

- B. Request to approve Application #20-04-02 Dale Corriveau of 71 Unionville Avenue seeking a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements, Paragraph 3 to permit a detached structure to be positioned in the front yard for a property located at 71 Unionville Avenue.

**A motion was made by:** J. Autunno to approve Application #20-04-02 Dale Corriveau of 71 Unionville Avenue seeking a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements, Paragraph 3 to permit a detached structure to be positioned in the front yard for a property located at 71 Unionville Avenue.

**Seconded by: B. Ouellette**

**All in Favor 4-0 Motion Passes**

- C. Request to approve Application #20-04-03 Skytop Motors LLC Of 152 Whiting Street seeking an auto location approval for a New Automobile Dealership, Used Automobile Dealership and Automobile Repair License(s) automobile repair license as required by Section 14-54 of the Connecticut General Statutes for property located 152 Whiting Street

**A motion was made by:** J. Autunno to approve Application #20-04-03 Skytop motors LLC Of 152 Whiting Street seeking an auto location approval for a New Automobile Dealership, Used Automobile Dealership and Automobile Repair License(s) automobile repair license as required by Section 14-54 of the Connecticut General Statutes for property located 152 Whiting Street with the stipulation there will be 35 vehicles allowed to park onsite.

**Seconded by: B. Ouellette**

**All in Favor 4-0 Motion Passes**

- D. Request to approve Application #20-04-04 Three on Whiting Street LLC seeking 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 an undeveloped property identified as Map 39 Block E Lot 10-2

The application was continued to the next ZBA meeting

- E. Request to approve Application #20-04-05 Lisa Melninkaitis of 310 Cooke Street seeking a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Requirements, Paragraph 3 to permit the increase the maximum midpoint height of a detached structure from twelve (12') feet to seventeen (17') feet for a property identified as 310 Cooke Street

**A motion was made by:** J. Autunno to approve application #20-04-05 Lisa Melninkaitis of 310 Cooke Street seeking a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Requirements, Paragraph 3 to permit the increase the maximum midpoint height of a detached structure from twelve (12') feet to seventeen (17') feet for a property identified as 310 Cooke Street.

**Seconded by:** B. Ouellette

**All in Favor 4-0 Motion Passes**

- F. Request to approve Application #20-04-06 Lisa Melninkaitis of 10 Robert Jackson Way seeking a variance to Article 4 Basic Standards, Section 7 Fences, Sub-section 3 Fences in Front Yards to permit the installation of a eight (8') foot fence and gate at the front property line for a property identified as 10 Robert Jackson Way

**A motion was made by:** R. Michalik to approve application #20-04-06 Lisa Melninkaitis of 10 Robert Jackson Way seeking a variance to Article 4 Basic Standards, Section 7 Fences, Sub-section 3 Fences in Front Yards to permit the installation of an eight (8') foot fence and gate at the front property line for a property identified as 10 Robert Jackson Way

**Seconded by:** J. Autunno

**All in Favor 4-0 Motion Passes.**

**V. MINUTES:**

**A motion was made by:** R. Michalik to approve the minutes of March 9, 2020.

**Second by:** J. Autunno

**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.

Amber Viteri

Amber Viteri

Recording Secretary