

**AGENDA – January 8, 2024**  
**Revised January 3, 2024 - JRB**  
**ZONING BOARD OF APPEALS**  
**PLAINVILLE, CONNECTICUT**  
**REGULAR MEETING**  
**January 8, 2023**

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

**TOWN OF PLAINVILLE**  
**Municipal Center**  
**Room 304-302**

**A. ROLL CALL**

**B. UNFINISHED BUSINESS: None**

**C. PUBLIC HEARINGS:**

1. Application #23-11-01 Barry Noe, 38 Rockwell Avenue, Plainville seeks a variance to Article 1 Residential Zones, Section 1.04 Use Regulation, Sub-Section H Commercial Vehicle Storage in Residential Zones, Paragraph 1 to permit storage of a larger, (Greater than 14,000-pound gross weight), commercial vehicle at a property known as 38 Rockwell Avenue
2. Application #23-11-03 Gary Turenne, Putnam, CT seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Section B Minimum Yard Requirements – Front Yard Setback to permit the reduce of the front Yard Setback from twenty-four (24') feet to eighteen (18') feet to construction a front entrance roof over the doorway for a property known as 14 Twinning Street
3. Application #23-12-01 Michael Christopher, 44 Lewis Street, Plainville seeks variances to Article 2 Business Zones, Section 2.03 Dimensional Standards, Sub-section B Minimum Yard requirements to permit the reduction of the northerly side yard from twenty (20') feet to six (6') feet and the southerly side yard from twenty (20') feet to three (3') and the rear yard from twenty (20') feet to ten (10') feet to construct a new structure at 46 Lewis Street
4. Application #24-01-01 Thomas Pysh 158 Broad Street, Plainville seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Section B Minimum Yard Requirements – to permit the reduction of the required easterly side yard from ~~ten fifteen~~ feet to five feet to construct an attached garage for a property known as 158 Broad Street

**D. NEW BUSINESS**

1. Request to Approve Application #23-11-01 Barry Noe, 38 Rockwell Avenue, Plainville seeking a variance to Article 1 Residential Zones, Section 1.04 Use Regulation, Sub-Section H Commercial Vehicle Storage in Residential Zones, Paragraph 1 to permit the storage of a larger, (Greater than 14,000-pound gross weight), commercial vehicle at a property known as 38 Rockwell Avenue
2. Request to Approve Application #23-11-03 Gary Turenne, Putnam, CT seeking a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Section B Minimum Yard Requirements – Front Yard Setback to permit the reduce of the front Yard Setback from twenty-four (24') feet to eighteen (18') feet to construction a front entrance roof over the doorway for a property known as 14 Twinning Street
3. Request to Approve Application #23-12-01 Michael Christopher, 44 Lewis Street, Plainville seeking variances to Article 2 Business Zones, Section 2.03 Dimensional Standards, Sub-section B Minimum Yard requirements to permit the reduction of the northerly side yard from twenty (20') feet to six (6') feet and the southerly side yard from twenty (20') feet to three (3')

and the rear yard from twenty (20') feet to ten (10') feet to construct a new structure at 46 Lewis Street

4. Request to Approve Application #24-01-01 Thomas Pysh 158 Broad Street, Plainville seeking a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Section B Minimum Yard Requirements – to permit the reduction of the required easterly side yard from ~~ten~~ ~~fifteen~~ feet to five feet to construct an attached garage for a property known as 158 Broad Street

E. MINUTES: November 13, 2023

F. EXECUTIVE SESSION: None

G. BILLS AND COMMUNICATIONS:

H. ADJOURNMENT