## REVISED AGENDA – April 6, 2020

## **PUBLIC NOTICE:** There are two (2) ways to submit Public Comments to the Zoning Board of Appeals:

1. Email: tcpubliccomments@plainville-ct.gov

2. Voice Mail Message: 860-793-3256 (3-minute Limit)

## <u>PUBLIC PARTICIPATION INFORMATION – DAY OF MEETING</u>

• For Audio Only participation, dial 860-793-3295, Enter Pin 8861301

ZONING BOARD OF APPEALS PLAINVILLE, CONNECTICUT REGULAR MEETING April 13, 2020

REGULAR MEETING AT 7:30 P.M.

PLAINVILLE MUNICIPAL CENTER ROOM #304

- A. ROLL CALL:
- B. UNFINISHED BUSINESS: None
- C. PUBLIC HEARINGS:
  - 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
  - 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.
  - C. Application #20-04-03 Skytop Motors LLC 0f 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 Statues for property located 152 Whiting Street
  - 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 a undeveloped property identified as Map 39 Block E Lot 10-2.
  - 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
  - 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 a eight (8') foot fence and gate at the front property line for a property identified as 10 Robert Jackson Way

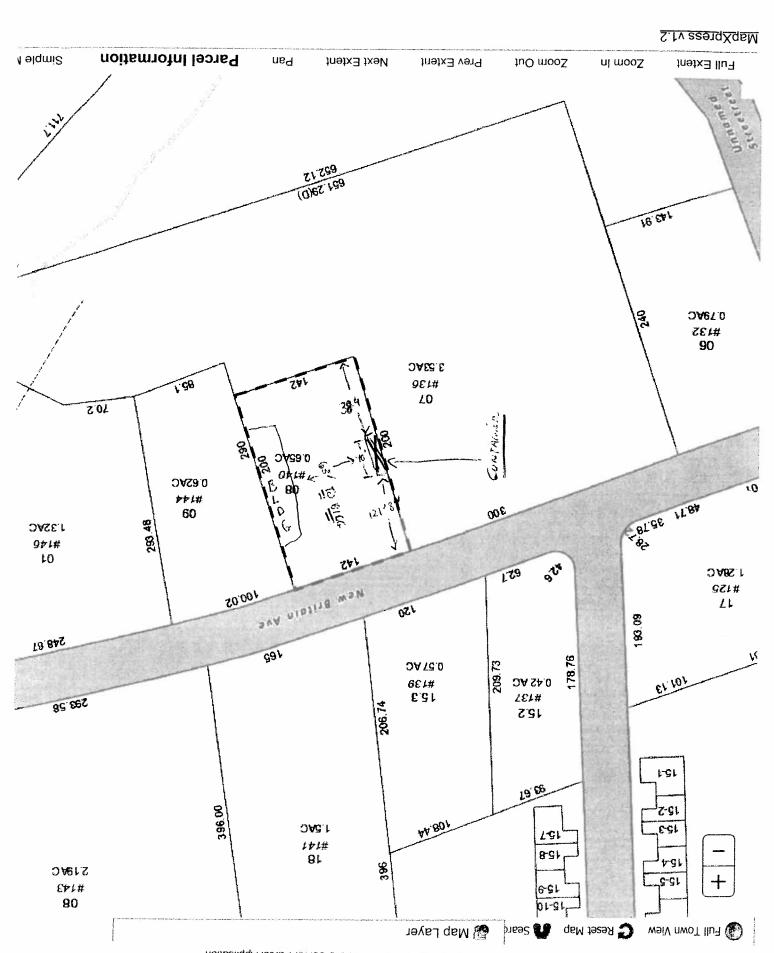
### D. NEW BUSINESS

- 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
- 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.
- C. Request to approve Application #20-04-03 Skytop Motors LLC 0f 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 Statues for property located 152 Whiting Street
- 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 a undeveloped property identified as Map 39 Block E Lot 10-2
- 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
- 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
- E. MINUTES: Approval of the Minutes of March 9, 2020
- F. EXECUTIVE SESSION None
- G. BILLS AND COMMUNICATIONS:
- H. ADJOURNMENT

For Board Use Only: Application # 20-4-0   Date of Hearing: Approved Denied
Property address: 140 NEW BRITAIN AVE Map: Block: Lot(s):
Acreage: Zone(s): Is the property within 500' of a Municipal Boundary?  Yes No
Applicant/Agent: WILLIAM T SUPINSKI Telephone: 860-314-1518
Address: 146 NEW BRITAIN AND PLAINVING 4066,2 Email: PERMITS @ TMSLLC. BI OWNER (BILL RADURA-HO HEW CRITAIN ALLE) Owner: TENNANT NICHOLDS DELLES DELLES Telephone: 860-314-1518
Owner: TENNANT NICHOLDS DellASRA Telephone: 860-314-1518
Address: 140 NEW BritAIN AVE PLAINWIGHT Email: PERMITS @ TMSLLC. B
Legal description of premise can be found in the Plainville Land Records in Volume Page
Reason for appeal:    Wariance to Zoning Regulations    Appeal from the Decision of the ZEO
Appeal based on Zoning Regulations: Section(s), Number(s), or Article(s):
Article 2, Section 2.04, Sub-Section I Storage Trailers  STATE THE SECTION # AND DESCRIBE THE REGULATION YOU ARE SEEKING RELIEF FROM
To allow: STORAGE CONTRINER NEEDED FOR DRILY BUSINESS STORAGE
TO CUMPUET BUSINESS OFFRATIONS BE ALLOWED ON PROPERT
State any hardships: BULLDING IS AT Capacity EVEN with two PERINATIE COCATIONS
without uss of this storage we would face uppur KAROSNIP AND HAVE
the presibility of Mount Both PIRINALLE LOCATIONS FLESHINGS potent of to 7: LAW REQUIRES THAT A VARIANCE MAY ONLY BE GRANTED IF A HARDSHIP TO THE LAND EXISTS FOR BY SK
The undersigned certify the truth of all statements made in connection with this application and consent to inspection of the subject property by the board or its staff. They also agree that no substantially similar application may be presented to the board for a period of six (6) months. All correspondence will be sent to the Applicant's Agent or to the Applicant if no agent is designated.
Applicant's Signature  Date  Applicant's Printed Name  2-26-20  Owner's Signature  Date  Owner's Printed Name  Owner's Printed Name

Town of Plainville
Attn ZBA
RE: Variance for 140 New Britain Ave Plainville CT 06062
To Whom it may concern:
1 B:11 Kapura , owner of 140 New Britain Ave LLC give permission to agent
William J Supinski to act on my behalf in the ZBA Variance process for my tenant Nicholas Dellaera
DBA Total Mechanical Systems LLC 140 New Britain Ave Plainville CT 06062.

Owner – 140 New Britain Ave LLC



Property address: 7   Union ville Ave Map: 13 Block: B Lot(s): 01  Acreage: 0.34   Zone(s): R-26 Is the property within 500' of a Municipal Boundary?   Yes   No  Applicant/Agent: Dale Officeau Telephone: 860 302 0706  Address: 7   Union ville Ave Email:  Owner: Same Telephone:  Address: 9   Email:  Legal description of premise can be found in the Plataville Land Records in Volume Page  Reason for appeal:   Variance to Zoning Regulations   Appeal from the Decision of the ZEO  Appeal based on Zoning Regulations: Section(s), Number(s), or Article(s): 103, B, (3)  Chrotherian of a selection of premise regulations: Section(s), Number(s), or Article(s): 103, B, (3)  Chrotherian of a selection of premise regulations: Section of the ZEO  Appeal based on Zoning Regulations: Section(s), Number(s), or Article(s): 103, B, (3)  Chrotherian of a selection of premise regulations are regulated from the Decision of the ZEO  Appeal based on Zoning Regulations: Section(s), Number(s), or Article(s): 103, B, (3)  Chrotherian of a selection of premise regulations are regulated from the Section of the ZEO  Appeal based on Zoning Regulations: Section(s), Number(s), or Article(s): 103, B, (3)  Chrotherian of a section of the ZEO  Appeal based on Zoning Regulations: Section(s), Number(s), or Article(s): 103, B, (3)  Chrotherian of a section of the ZEO  Appeal based on Zoning Regulations: Section of the ZEO  Appeal based on Zoning Regulations: Section of the ZEO  Applicant's Printed Name  Same  Owner's Signature  Date Owner's Printed Name  Date Owner's Printed Name	For Board Use Only: Application # 20-04-02 Date of Hearing:Ap	proved Denied
Acreage: 0.34 Zone(s): 8-20 Is the property within 500' of a Municipal Boundary? Yes No Applicant/Agent: Dale Correlaw. Telephone: 860 302 0706 Address: 71 Unionalle Ale Email:  Owner: Same Telephone: Address: Game Email:  Legal description of premise can be found in the Plainville Land Records in Volume Page  Reason for appeal: Variance to Zoning Regulations Appeal from the Decision of the ZEO Appeal based on Zoning Regulations: Section(s), Number(s), or Article(s): 102 B, (3)  Chatterian of a detached Harber Branch or Gazeb  State any hardships: There is a control of the Record of the Section Sect		
Applicant/Agent: Dale Corrugal. Telephone: 860 302 0906  Address: 71 Unionuille Ave Email:  Owner: 5ame Telephone: Legal description of premise can be found in the Plainville Land Records in Volume Page  Reason for appeal: M Variance to Zoning Regulations Appeal from the Decision of the ZEO  Appeal based on Zoning Regulations: Section(s), Number(s), or Article(s): 1.02, B, (3)  Curstick from of a detached Heather in a front year of State time sections also describe the security for all ow for Gazeb  State any hardships: Thave 18' Looking to allow for Gazeb  State any hardships: Thave Fxisting 3/4" stones on ground from Old Paral Wordships in security of the square Fatage of stones is Printed and Application and consent to inspection of the subject property by the board or its staff. They also agree that no substantially similar application may be presented to the board for a period of six (6) months. All correspondence will be sent to the Applicant's Agent or to the Applicant if no agent's designatery.  Date Applicant's Printed Name  Same	Property address: 71 Unionville Ave Map: 13 Bloc	k: <u>B</u> Lot(s): <u>O</u>
Applicant/Agent: Dale Corrugal Telephone: 860 302 0906  Address: 71 Union wille Ave Email:  Owner: 5ame Telephone:  Address: 5ame Email:  Legal description of premise can be found in the Plainville Land Records in Volume Page  Reason for appeal: Variance to Zoning Regulations Appeal from the Decision of the ZEO  Appeal based on Zoning Regulations: Section(s), Number(s), or Article(s): 1,03, B, (3)  Christian of a detached the first a first yard State time section of the ZEO  Appeal based on Zoning Regulations: Section(s), Number (s), or Article(s): 1,03, B, (3)  Christian of a detached the first appearance of the ZEO  Appeal based on Zoning Regulations: Section(s), Number (s), or Article(s): 1,03, B, (3)  Christian of a detached the first appearance of the ZEO  Appeal based on Zoning Regulations: Section(s), Number (s), or Article(s): 1,03, B, (3)  Christian of a detached the ZEO  Appeal based on Zoning Regulations of the ZEO  Applicant's Agent or to the Applicant of the ZEO  Applicant's Printed Name  Same  The undersigned certify the truth of all statements made in connection with this application may be presented to the board for a period of six (6) months. All correspondence will be sent to the Applicant's Agent or to the Applicant in on agent in designatery  Applicant's Signature  Date  Applicant's Printed Name  Same	Acreage: O.34 Zone(s): R-20 Is the property within 500' of a Municipal Bound	ary? Yes No
Owner: Same   Telephone:   Address:   Same   Email:   Legal description of premise can be found in the Plainville Land Records in Volume   Page		
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Reason for appeal: Variance to Zoning Regulations   Appeal from the Decision of the ZEO  Appeal based on Zoning Regulations: Section(s), Number(s), or Article(s): 103, B, (3)  GINDTIVETON OF G ACTACHEN SHAPPER IN A FRANT YARD  STATE THE SECTION AND DESCRIBE THE REGULATION YOU THE SECRING RELITY FROM  TO allow: The LIST HOUSER'S THE REGULATION YOU THE SECRING RELITY FROM  STATE WHAT YOU SEEK IN LIEU OF WHAT IS REQUIRED  State any hardships: There Existing 3/4" stones on ground  From Old Pool Wood deck. The square Fatage of stones is Perfect that Any ONLY BE CRIMTED IT HUMBISHIP TO THE LIND EXISTS (Proper)  The undersigned certify the truth of all statements made in connection with this application and consent to inspection of the subject property by the board or its staff. They also agree that no substantially similar application may be presented to the board for a period of six (6) months. All correspondence will be sent to the Applicant's Agent or to the Applicant if no agent is designated.  Applicant's Signature Date Applicant's Printed Name  Same		
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Property Line 5 % old Bol Rad of Groves Gazela 24 X 12 いているので < Fence Prive nouse Way 71 Unanville Ave

unionville Ave

Geographic Information System (GIS)





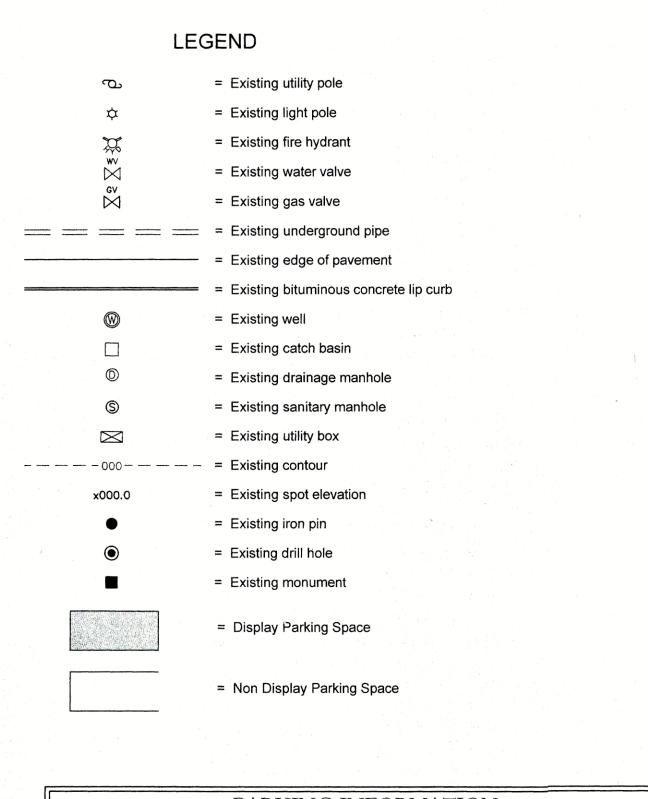
MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Plainville and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 50 feet







PARKING INFORMATION					
ITEM	REQUIRED	PROVIDED			
Display Parking	1 Space Per 10 Display Spaces	3 Spaces for 30 Display Spaces			
Employee Parking	1 Space Per Employee	4 Spaces for 4 Employees			
Repair Bay	2 Spaces Per Bay	4 Spaces For 2 Bays			
Handicap Parking	1	1			
TOTAL # OF SPACES	Depends on ITEM #	12 (INCLUDING H.C.)			

# SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26,

2. Type of survey performed: Property / Boundary Survey

3. Boundary determination category: Resurvey

Class of accuracy: Horizontal: A-2 Vertical: T-2

5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

# 6. Map References:

a) "Map of Property of The Gridley Realty Co., Plainville, Conn.; Scale:1"=50'; Dated: July, 1909; by W.H. Cadwell C.E. Filed as Map 1613 at the P.L.R."

7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.

- 8. Zone: GC
- 9. Total area: 16,800 Sq. Ft. 0.39 Acres
- 10. Owner: Whiting Street Enterprises, LLC
- 11. Town of Plainville Assessors Map #39 Lot #11

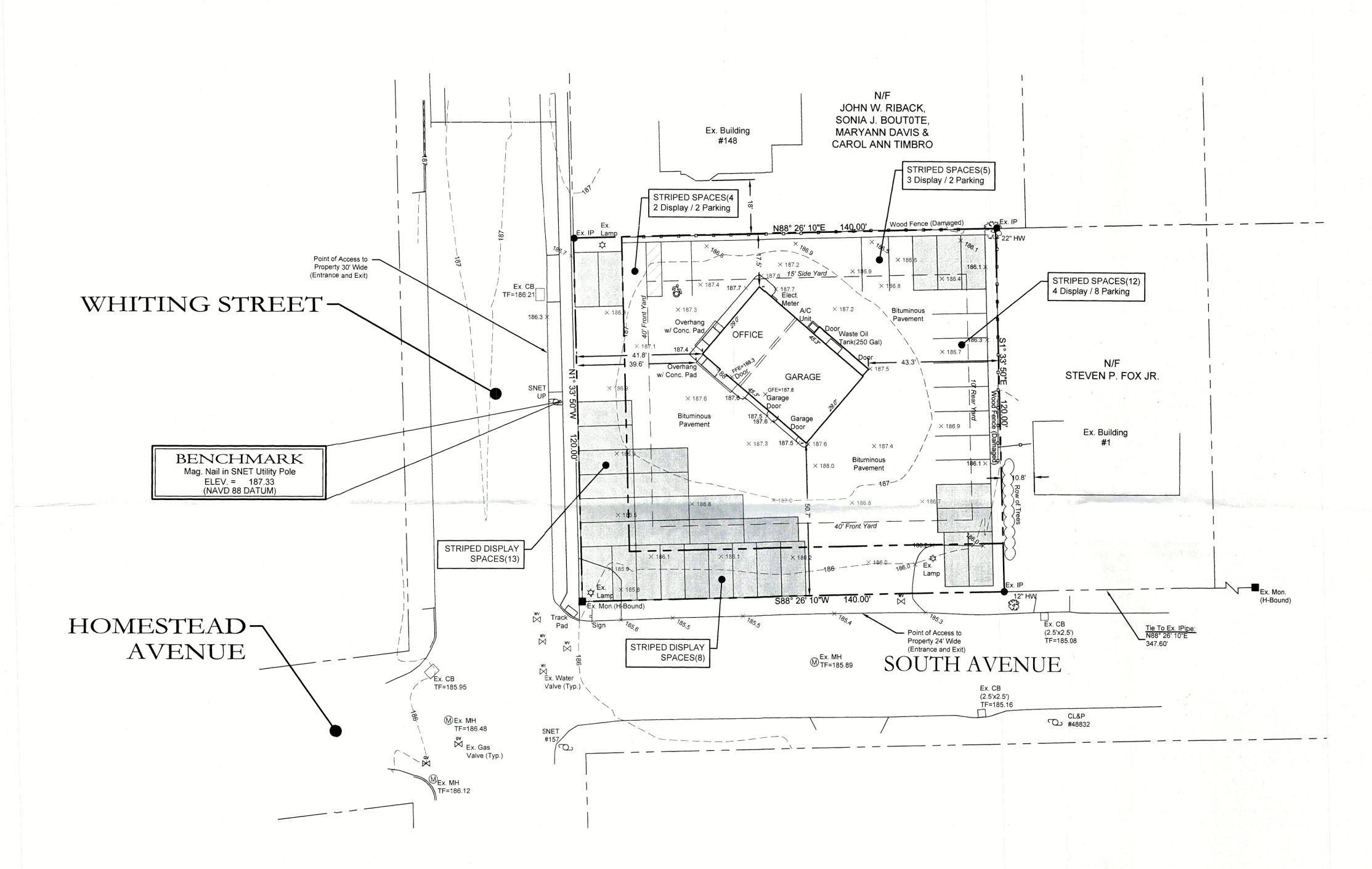
12. Filed in Volume 548, Page 799 of the Town Clerk's office.

- 13. Contour interval is one(1) foot.
- 14. Existing contours generated from field topography.

15. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

16. No Gasoline Pumps, Vehicle Service Floor Drains, or Spray Booths on Property at Time of

17. There will be 19 striped vehicle display areas on Property.



ZONING INFORMATION				
ITEM	REQUIRED	PROVIDED		
CURRENT ZONE	GC	GC		
PROPOSED USE	GENERAL COMMERCIAL VEHICLE REPAI SERVICE FACI			
LOT AREA No Requirement		16,800 Sq. Ft.		
LOT WIDTH	No Requirement 260'			
FRONT YARD SETBACK	24'	39.6' @ Overhang 41.8'		
SIDE YARD SETBACK	1 of 15' / 20' total 17.5'			
REAR YARD SETBACK	10'	43.3'		
MAX. BUILDING HEIGHT	60'	<60'		
MAX. BUILDING COVERAGE	No Requirement	8%		
OFF-STREET PARKING	Space for Every 10 vehicles on display     Space Per Employee     Spaces Per Repair Bay	12 Total Parking Spaces (1 Handicap Space)		

is map is an accurate representation of the oposed licensed area.	The site plan of this location has been reviewed and generally represents the approved location.
plicant Date	Zoning Enforcement Officer Date

	Carlette and the
	IM FOR CONNE
WREADSSCHOOLS	N
DATE	
To the best of my knowledge and belief, this	
map is substantially correct as noted hereon.	March 3, 2020
Myl #70145	2
Stephen M. Giudice, L.S. Reg. No.	
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO	F.B. #:

IMPROVEMENT LOCATION SURVEY FOR CONNECTICUT DEPARTMENT OF MOTOR VEHICLE Prepared For SKYTOP MOTORS, LLC 152 Whiting Street Plainville, Connecticut

cole HARRY E. COLE & SON

engineering. surveying. planning.

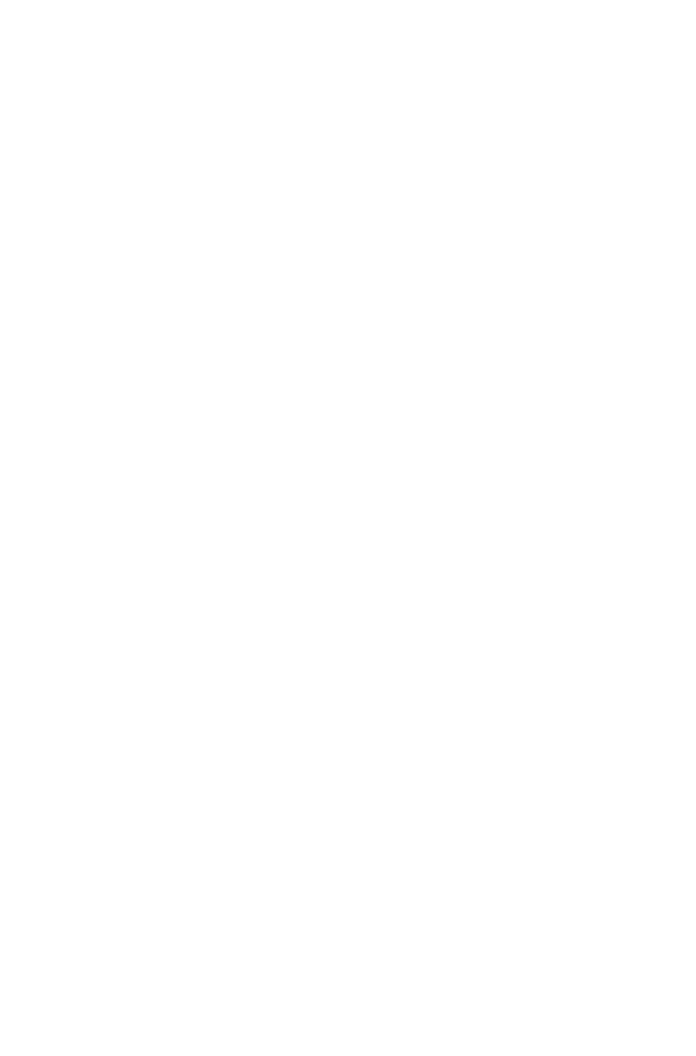
PROJECT#: 1951

Scale: 1" = 20' 876 South Main Street Tel: (860) 628-4484 P.O. Box 44 Plantsville, CT 06479 - 0044 Fax: (860) 620-0196

## APPLICATION FOR HEARING - ZONING BOARD OF APPEALS - PLAINVILLE

FOR BOARD USE DATE OF HEARIN		APPLICATION # 20-04-03
GRANT		DENIED
Annualphilide (Ophine Allehillion recommon jossen erde mellennin stillsten han oppgegogsperapopsper		Annual Control of the
FILL IN BELOW	THIS LINE ONLY - TYPE OR PRINT	
1. APPLICANT:	NAME Skylop moturs LCC	DATE 3/5/2020
	ADDRESS 3 152 Whiting St	TELE #
	CITY & STATE Plainuille (1	ZIP OLUKA
2. NAME OF TIT	TLE OWNER(S) AS STATED IN DEED	
OWNERS ADDE	RESS	·
3. PROPERTY LO	CATION: ADDRESS	LOT ZONE
4. LEGAL DESCR	RIPTION OF PREMISE CAN BE FOUND IN THE E	PLAINVILLE LAND RECORDS IN
VOLUME	AT PAGE (REQUEST	I FROM ASSESSOR'S OFFICE).
5. SUITABILITY	OF LOCATION:	
(SECTION	STATION AUTOMOBILE REPAIR (SECTION 14-54)	
Murday T	hrough Friday 8-5 pm	
Sat 8	hrough Friday 8-5 pm	
	closed	
ı	TEHICLES TO BE PARKED ON THE SITE (INCLU	JDE EMPLOYEES, AS WELL AS CARS BEING
- other easters and provided an investment of the second and the second and an investment of the second and advantage of the second and advant		
8. DISTANCE TO	NEAREST INTERSECTION (WITHIN 300 FT.)	IF MORE THAN ONE, PLEASE LIST:
and the second s		
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	EXISTING BUSINESS OF THIS NATURE ON THE	
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- NOT Line on the Market of Additional Control of the Control of t		

For Board Use Only: Application # 20-04-04 Date of He	aring: Approved Denied
Property address: 0 Whiting Street	Map: 39 Block: E Lot(s): 10-2
Acreage: 0.86 Zone(s): Gl Is the property within 5	
Applicant/Agent: Three on Whiting Street, LLC	Telephone: (860) 747-0741
Address: P.O. Box 396, Plainville CT 06062	Email: bill@damico.construction
Owner: Same as Applicant	Telephone:
Address:	Email:
Legal description of premise can be found in the Plainville Land R	ecords in Volume 522 Page 792
Reason for appeal:    Variance to Zoning Regulations	Appeal from the Decision of the ZEO
Appeal based on Zoning Regulations: Section(s), Number(s), or An	ticle(s): 2.03B
Minimum yard requirements - 20 ft side yard.	
STATE THE SECTION # AND DESCRIBE THE REGULATION Y	OU ARE SEEKING RELIEF FROM
To allow:	
10 ft variance & 5ft variance of side yard for construction of two industrial b	
The adjacent residential zone makes	-
State any hardships: The adjacent residential zone makes	
close to the residential boundary as the setbacks requ	
closer to the adjacent land owned by the applicant lessening the	
The undersigned certify the truth of all statements made in connection the subject property by the board or its staff. They also agree that no state board for a period of six (6) months. All correspondence will be no agent is designated.	substantially similar application may be presented to sent to the Applicant's Agent or to the Applicant if
Broker Charles a Charles and Charles	Applicant's Printed Name
Owner's Signature Date (	Owner's Printed Name
Owner's Signature Date (	



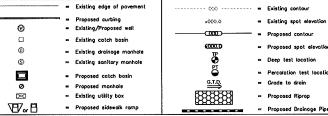
PARKING INFORMATION					
ITEM MIN. REQUIREMENTS SPECIAL EXCEPTION THRESHOLD					PROVIDED
PROPOSED BUILDING 1; INDUSTRIAL 4,800 SF (GROSS)	1 SPACES PER 1000 SF	4,8	3.5 SPACES PER 1000 SF	16,8	
PROPOSED BUILDING 2: INDUSTRIAL 4,800 SF (GROSS)	1 SPACES PER 1000 SF 4,8		3,5 SPACES PER 1000 SF	16,8	11
HANDICAP PARKING	1		2		2
TOTAL # OF SPACES	10 (INCLUDING H.C.)		34 (INCLUDING	H.C.)	11 (INCLUDING H.C.)

LANDSCAPING TABLE				
PARKING LOT (11 spaces)				
	REQUIRED	PROPOSED		
LANDSCAPING TOTAL	10 S.F. / INTERIOR SPACE	110 S.F.	1,024 S.F.	
SHADE TREES	1 SHADE TREE / 10 SPACES	2	3	

	PLANT LIST						
SYM.	QYT.	T. SCIENTIFIC NAME COMMON NAME CONDITION					
SHADE TRE	SHADE TREES						
		CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	B & B, 3* CAL.			
<i>(633</i> )   .	3	ACER RUBRUM	RED MAPLE	B & B, 3" CAL.			
	'	TILIA TOMENTOSA	SILVER LINDEN	B & B, 3" CAL.			
		PICEA ORIENTALIS	COLORADO SPRUCE	B & B, 3* CAL.			
(9)	37	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	5 TALL 10 O.C.			

ZONING INFORMATION				
ITEM	REQUIRED	PROVIDED		
ZONE	GI	GI		
PROPOSED USE	INDUSTRIAL	INDUSTRIAL		
LOT AREA	NO REQUIREMENT	37,324 SF		
LOT WIDTH	NO REQUIREMENT	± 97 FT		
FRONT YARD SETBACK	20 (35 IF ABUTTING RESIDENTIAL)	135.8		
SIDE YARD SETBACK	20 (30 IF ABUTTING RESIDENTIAL)	16.		
REAR YARD SETBACK	20' (35' IF ABUTTING RESIDENTIAL)	21'		
MAX. BUILDING HEIGHT	607	< 607		

J.			- = Existi
ø	= Existing light pole	***************************************	= Prope
<b>©</b> ⊶□	= Proposed Light	⊗	= Existi
Ħ	■ Existing fire hydront		= Existi
*	= Proposed fire hydrant	0	- Existi
ķ. ⊠	= Existing water valve	(S)	= Existi
ν <sub>2</sub>	= Existing gas valve		= Propo
		0	= Propo
	= Existing underground pipe		= Existi
$\sim\sim$	= Existing treeline	₹757.61	= Prop



LEGEND



cole HARRY E. COLE & SON engineering, surveying, planning, 876 South Main Street P.O. Box 44 Fax: (860) 628-4484 Fax: (860) 620-0196 Fax: (860) 6

> PROJECT NAME: PROPOSED

INDUSTRIAL **BUILDINGS** SITE PLAN

Parcel 39-E-10,2 Plainville, Connecticut

PREPARED FOR:

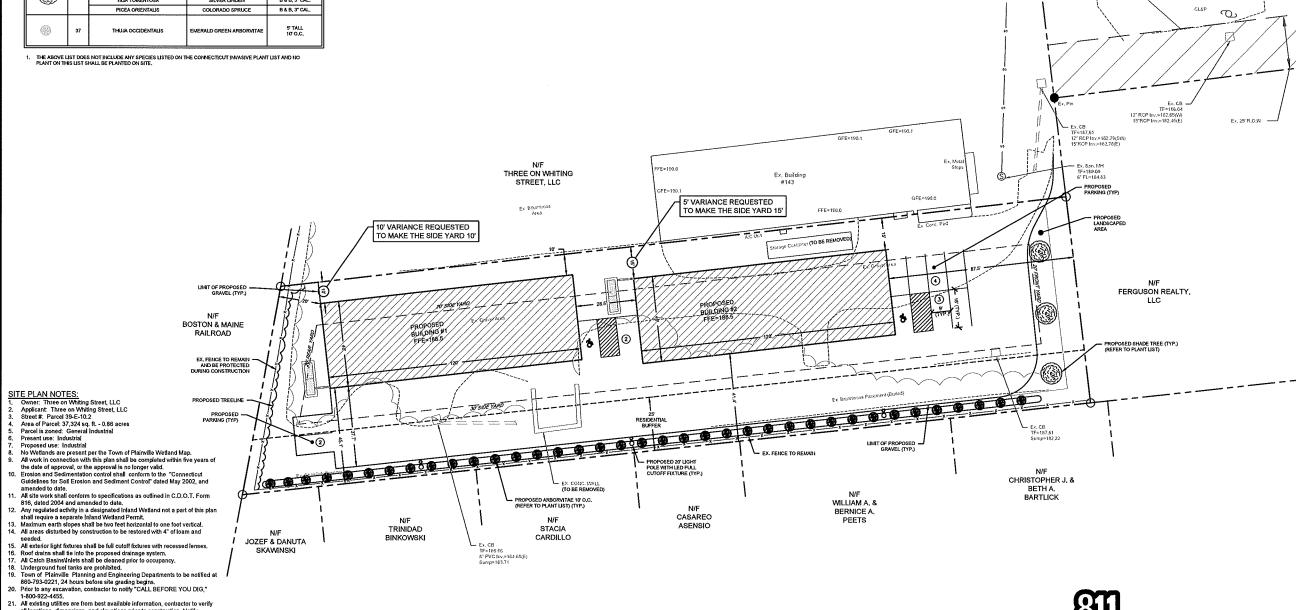
THREE ON WHITING STREET, LLC

SITE LAYOUT &

LANDSCAPING PLAN

oject #: 0804A F.B. #: --awn By: BTP Approved By: MSL Feb. 27, 2020 Revise Variance Request Info

C1



Know what's below. Call before you dig.

Michael S. Lambert P.E. NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

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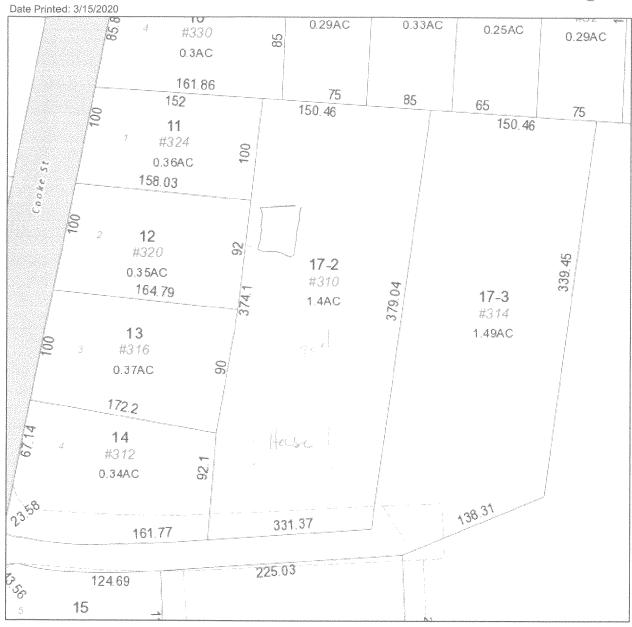
For Board Use Only: Application # 20 -09-05 Date of Hearing: Approved Denied	
Property address: 310 Cooke Street Map: U7 Block: H Lot(s): 17-2	
Acreage: // / Zone(s): 1 Is the property within 500' of a Municipal Boundary? Wes 2 No	
Applicant/Agent: Lisa Melrinka. 70 Telephone: 860-982-74/2	
Address: 310 Coolu St. Email: lisa, m@ northeustproduce.	(0 r
Owner: Lisa - Same as applicant Telephone:	
Address: Email:	
Legal description of premise can be found in the Plainville Land Records in Volume 384 Page 444	
Reason for appeal:	
Appeal based on Zoning Regulations: Section(s), Number(s), or Article(s):/	
STATE THE SECTION # AND DESCRIBE THE REGULATION YOU ARE SEEKING RELIEF FROM	
To allow: Detached accessory structure with a man	
height 17' where 12' is allowed STATE WHAT YOU SEEK IN LIEU OF WHAT IS REQUIRED	
State any hardships: Need more storage for granty founds.	
LAW REQUIRES THAT A VARIANCE MAY ONLY BE GRANTED IF A HARDSHIP TO THE LAND EXISTS	
The second of th	
The undersigned certify the truth of all statements made in connection with this application and consent to inspection of the subject property by the board or its staff. They also agree that no substantially similar application may be presented to the board for a period of six (6) months. All correspondence will be sent to the Applicant's Agent or to the Applicant if no agent is designated.	
3/16/20 Lisa Malainkati	
Applicant's Signature Date Applicant's Printed Name	
Owner's Signature Date Owner's Printed Name	

3/15/2020 Print Map

## Town of Plainville

Geographic Information System (GIS)



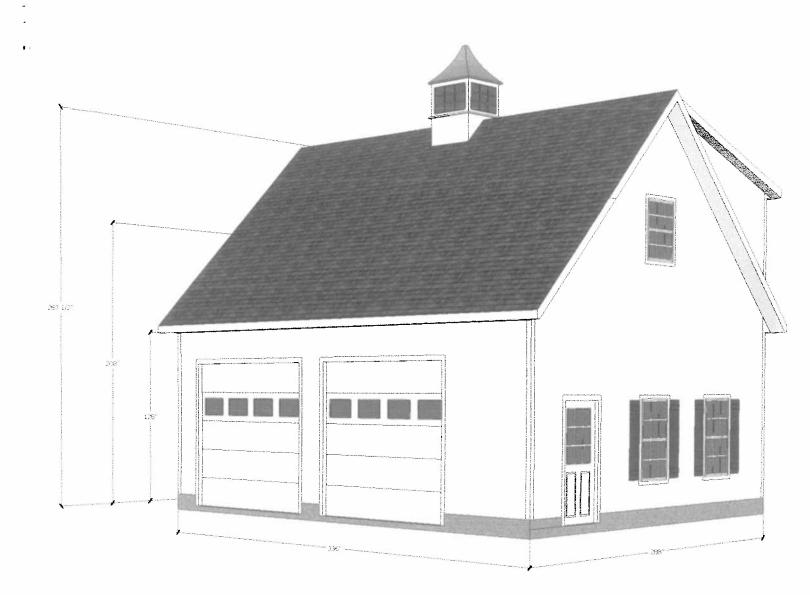


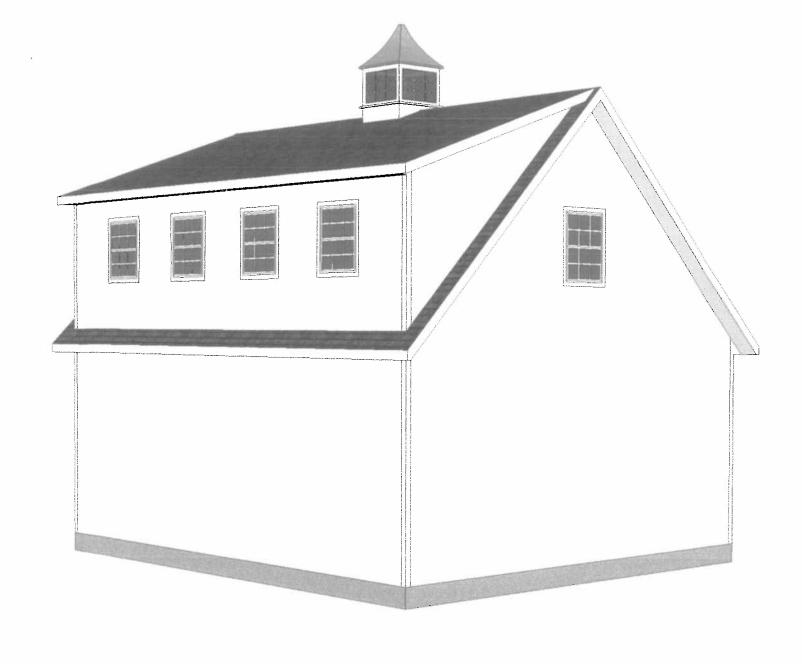
MAP DISCLAIMER - NOTICE OF LIABILITY
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Plainville and its mapping contractors assume no legal responsibility for the information contained herein.

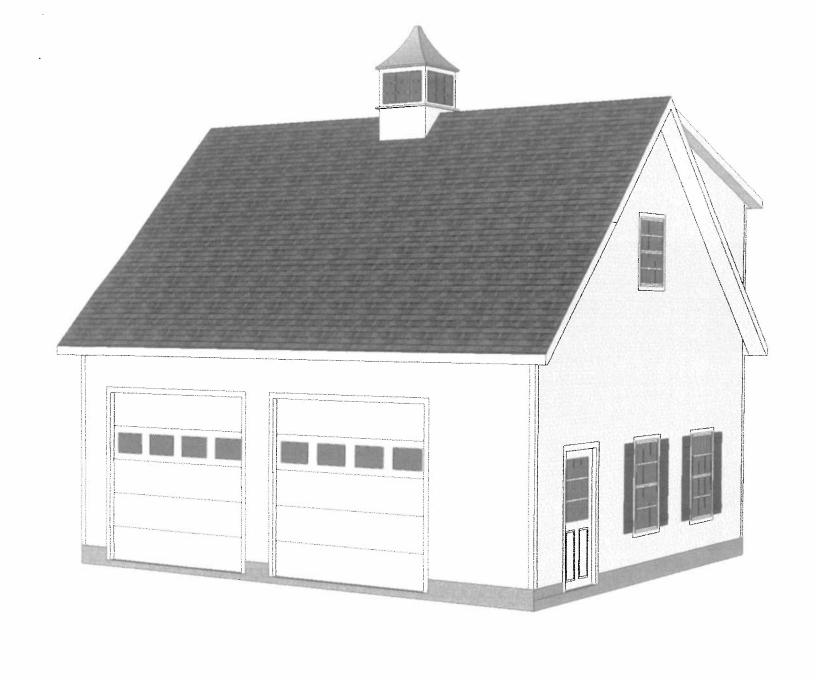
Approximate Scale: 1 inch = 80 feet

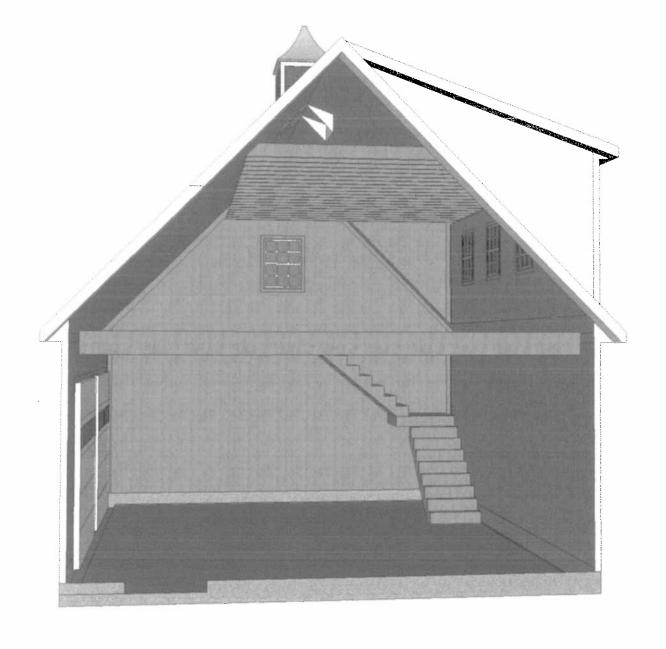












For Board Use Only: Application # 20-04-(	Date of He	aring: A <sub>l</sub>	pproved Denied
Property address: 10 Robert Jacks	on Way	Map: 42 Bloo	ck: A Lot(s): 4B
Acreage: 1.32 Zone(s): RI Is t			
Applicant/Agent: Lisa Melninkaitis		Telephone: 860-98	
Address: 10 Robert Jackson Way		Email: lisa.m@northe	
Owner: Dream Maker Holdings	3	Telephone: 860-882	2-3165
Address: 10 Robert Jackson W	ay	Email: tomatomike@nort	
Legal description of premise can be found in the			
	er van de kantage va De van de kantage va		
Reason for appeal: Variance to Zoning	g Regulations	Appeal from the Decisi	ion of the ZEO
Appeal based on Zoning Regulations: Section(s	i), Number(s), or Art	icle(s): 4,07	
STATE THE SECTION # AND DES	SCRIBE THE REGULATION YO	OU ARE SEEKING RELIEF FROM	
To allow: bake with 7+8 ft feating	to be allies	el in H.	con incl
fant yard set bad state what your	۷.,	f Fred	
State any hardships: To maintain and avoid dam	age to the property by	prohibiting access to tract	or trailors
LAW REQUIRES THAT A VARIANCE	F MAV ONI V RE CDANTEN IX	A HARDSHIP TO THE LAND EXISTS	
	Just oner be granted if	A MARISHIF TO THE LAW EARIS	
			да при
The undersigned certify the truth of all statements the subject property by the board or its staff. They the board for a period of six (6) months. All corn no agent is designated.	/ also agree that no su	bstantially similar applicati	ion may be presented to
A a second	V	/ .	
Applicant's Signature	Date	Applicant's Print	ed Name
46	2 11/20	The state of the s	A + b + b
Owner's Signature	Date	Owner's Printed	Name

### Mike Melninkaitis

From:

Robert Cassone < robert@eagle-fence.com>

Sent:

Monday, March 16, 2020 10:46 AM

To:

Mike Melninkaitis

Subject:

Fence & Gate

Good Morning Mike,

We installed the following chain-link fence and slide gate along the front of your commercial building.

(1) 7' high x 34' Wide Chain-link Fence Dual Slide Gate

(18' +/-) 8' high chain-link fence infill between slide gate posts

(12' +/-) 8' to 6' High transition chain-link fence infill between brace posts

Feel free to call me with any questions.

27 ' from road

Thanks,

Robert "Bob" Cassone Operations Manager/Estimator

Eagle Fence & Guardrail 15 Robert Jackson Way Plainville, Ct 06062 (860) 747-1288 P (860) 793-8840 F (860) 250-4956 C www.eagle-fence.com

Affirmative Action/Equal Opportunity Employer





