

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)

PUBLIC PARTICIPATION INFORMATION – DAY OF MEETING

- 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 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
- 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 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
- 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

**TOWN OF PLAINVILLE
ZONING BOARD OF APPEALS
APPLICATION**

For Board Use Only: Application # 20-4-01 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 J SUPINSKI Telephone: 860-314-1518

Address: 140 NEW BRITAIN AVE PLAINVILLE CT 06062 Email: PERMITS@TMSLLC.BIZ
OWNER (BILL KAPURA - 140 NEW BRITAIN AVE)

Owner: TENANT NICHOLAS DELLASERA Telephone: 860-314-1518

Address: 140 NEW BRITAIN AVE PLAINVILLE CT 06062 Email: PERMITS@TMSLLC.BIZ

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): _____

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 CONTAINER NEEDED FOR DAILY BUSINESS STORAGE
TO CONDUCT BUSINESS OPERATIONS BE ALLOWED ON PROPERTY
STATE WHAT YOU SEEK IN LIEU OF WHAT IS REQUIRED

State any hardships: BUILDING IS AT CAPACITY EVEN WITH TWO PLAINVILLE LOCATIONS
WITHOUT USE OF THIS STORAGE WE WOULD FACE UNDUPLICATE HARDSHIP AND HAVE
THE POSSIBILITY OF MOVING BOTH PLAINVILLE LOCATIONS SOMEWHERE OUTSIDE UP TO 75
LAW REQUIRES THAT A VARIANCE MAY ONLY BE GRANTED IF A HARDSHIP TO THE LAND EXISTS FEES AT RISK

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.

[Signature]
Applicant's Signature

2/26/2020
Date

WILLIAM J SUPINSKI
Applicant's Printed Name

[Signature]
Owner's Signature

2-26-20
Date

BILL KAPURA
Owner's Printed Name

Town of Plainville

Attn ZBA

RE: Variance for 140 New Britain Ave Plainville CT 06062

To Whom it may concern:

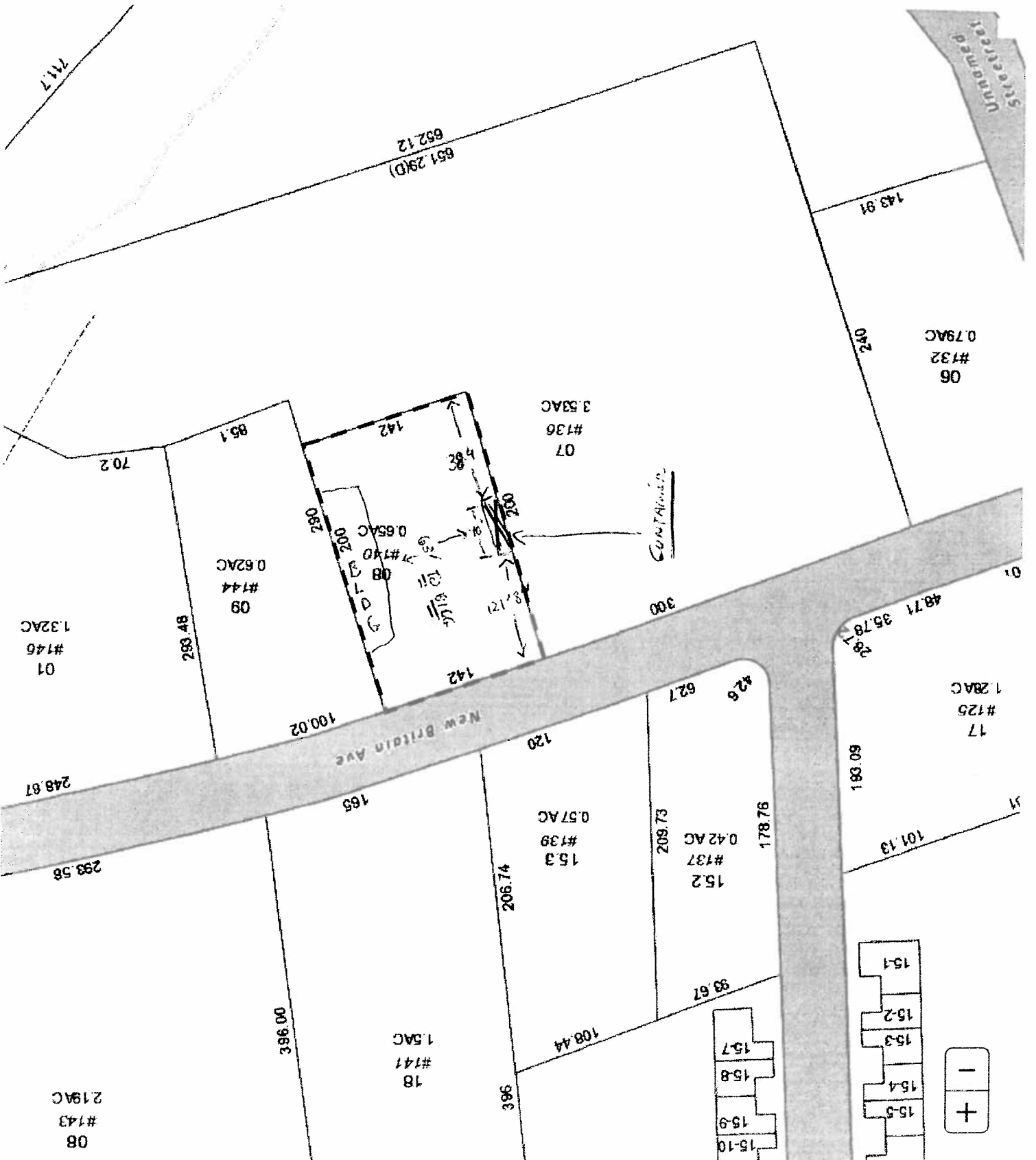
I Bill Kapura, owner of 140 New Britain Ave LLC give permission to agent

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



**TOWN OF PLAINVILLE
ZONING BOARD OF APPEALS
APPLICATION**

For Board Use Only: Application # 20-04-02 Date of Hearing: _____ Approved _____ Denied _____

Property address: 71 Unionville Ave Map: 13 Block: B Lot(s): 01
Acreage: 0.34 Zone(s): R-20 Is the property within 500' of a Municipal Boundary? ☐ Yes ☒ No
Applicant/Agent: Dale Corriveau Telephone: 860 302 0906
Address: 71 Unionville Ave Email: _____
Owner: Same Telephone: _____
Address: Same 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): 1.02.B.(3)

Construction of a detached structure in a front yard

STATE THE SECTION # AND DESCRIBE THE REGULATION YOU ARE SEEKING RELIEF FROM

To allow: I have 18' looking to allow for Gazebo

STATE WHAT YOU SEEK IN LIEU OF WHAT IS REQUIRED

State any hardships: I have Existing 3/4" stones on ground from Old Pool wood deck. The square Fatage of stones is perfect for shed (Gazebo) 16' to French 19'

LAW REQUIRES THAT A VARIANCE MAY ONLY BE GRANTED IF A HARDSHIP TO THE LAND EXISTS

Property
win

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.

Dale Corriveau
Applicant's Signature

2/21/2020
Date

Dale Corriveau
Applicant's Printed Name

Same
Owner's Signature

Date

Owner's Printed Name

Property Line

old Pool Pad or stone
Deck

Shed
12 X 20

Gazebo
24 X 12

19'

Property Line

Property line

Fence

Drive
way

house
71 Unionville Ave

Driveway

Unionville Ave

Dickman

Town of Plainville

Geographic Information System (GIS)



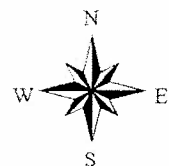
Date Printed: 2/21/2020



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



New 15
24x12 = 288

20x12 existing = 240

APPLICATION FOR HEARING - ZONING BOARD OF APPEALS - PLAINVILLE

FOR BOARD USE ONLY:

DATE OF HEARING _____ APPLICATION # 20-04-03
 GRANTED _____ DENIED _____

FILL IN BELOW THIS LINE ONLY - TYPE OR PRINT

1. APPLICANT: NAME Skytop motors LLC DATE 3/5/2020
 ADDRESS 3 152 Whiting St TELE # _____
 CITY & STATE Plainville CT ZIP 06062

2. NAME OF TITLE OWNER(S) AS STATED IN DEED _____
 OWNERS ADDRESS _____

3. PROPERTY LOCATION: ADDRESS _____ LOT _____ ZONE _____

4. LEGAL DESCRIPTION OF PREMISE CAN BE FOUND IN THE PLAINVILLE LAND RECORDS IN
 VOLUME _____ AT PAGE _____ (REQUEST FROM ASSESSOR'S OFFICE).

5. SUITABILITY OF LOCATION:

☐ GASOLINE STATION
 (SECTION 14-322)

☐ AUTOMOBILE REPAIR
 (SECTION 14-54)

☒ USED DEALERSHIP
 (SECTION 14-54)

6. PROPOSED HOURS AND DAYS OF OPERATION:

Monday Through Friday 8-5 pm
Sat 8-1
Sunday closed

7. NUMBER OF VEHICLES TO BE PARKED ON THE SITE (INCLUDE EMPLOYEES, AS WELL AS CARS BEING REPAIRED OR SOLD):

40

8. DISTANCE TO NEAREST INTERSECTION (WITHIN 300 FT.) IF MORE THAN ONE, PLEASE LIST:

9. IS THERE AN EXISTING BUSINESS OF THIS NATURE ON THIS SITE?:

yes ck auto a current used car dealer

**TOWN OF PLAINVILLE
ZONING BOARD OF APPEALS
APPLICATION**

For Board Use Only: Application # 20-04-04 Date of Hearing: _____ Approved ☐ Denied ☐

Property address: 0 Whiting Street Map: 39 Block: E Lot(s): 10-2
Acreage: 0.86 Zone(s): GI Is the property within 500' of a Municipal Boundary? ☐ Yes ☒ No
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 Records in Volume 522 Page 792

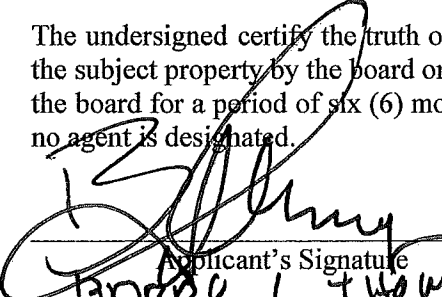
Reason for appeal: ☒ Variance to Zoning Regulations ☐ Appeal from the Decision of the ZEO
Appeal based on Zoning Regulations: Section(s), Number(s), or Article(s): 2.03B
Minimum yard requirements - 20 ft side yard.

STATE THE SECTION # AND DESCRIBE THE REGULATION YOU ARE SEEKING RELIEF FROM

To allow: _____
10 ft variance & 5ft variance of side yard for construction of two industrial buildings and associated parking & vehicular circulation.
STATE WHAT YOU SEEK IN LIEU OF WHAT IS REQUIRED

State any hardships: The adjacent residential zone makes it difficult to locate the new building as close to the residential boundary as the setbacks require but as an alternative we can locate it closer to the adjacent land owned by the applicant lessening the impact on the neighboring residential zone.
LAW REQUIRES THAT A VARIANCE MAY ONLY BE GRANTED IF A HARDSHIP TO THE LAND EXISTS

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.

 3.11.20 _____
Applicant's Signature Date Applicant's Printed Name
Barbara L. Thompson
Attorney for Three on Whiting LLC _____
Owner's Signature Date Owner's Printed Name
860.747.5741

TOWN OF PLAINVILLE
ZONING BOARD OF APPEALS
APPLICATION

For Board Use Only: Application # 20-04-05 Date of Hearing: _____ Approved ☐ Denied ☐

Property address: 310 Cooke Street Map: 07 Block: H Lot(s): 17-2

Acreage: 1.4 Zone(s): R15 Is the property within 500' of a Municipal Boundary? ☒ Yes ☐ No

Applicant/Agent: Lisa Melnikaitis Telephone: 860-982-7412

Address: 310 Cooke St. Email: lisa.m@northeastproduce.com

Owner: Lisa - Same as applicant Telephone: _____

Address: _____ Email: _____

Legal description of premise can be found in the Plainville Land Records in Volume 382 Page 444

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

STATE THE SECTION # AND DESCRIBE THE REGULATION YOU ARE SEEKING RELIEF FROM

To allow: Detached accessory structure with a main height 17' where 12' is allowed
STATE WHAT YOU SEEK IN LIEU OF WHAT IS REQUIRED

State any hardships: Need more storage for growing family

LAW REQUIRES THAT A VARIANCE MAY ONLY BE GRANTED IF A HARDSHIP TO THE LAND EXISTS

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

Owner's Signature

Date

Owner's Printed Name

Geographic Information System (GIS)



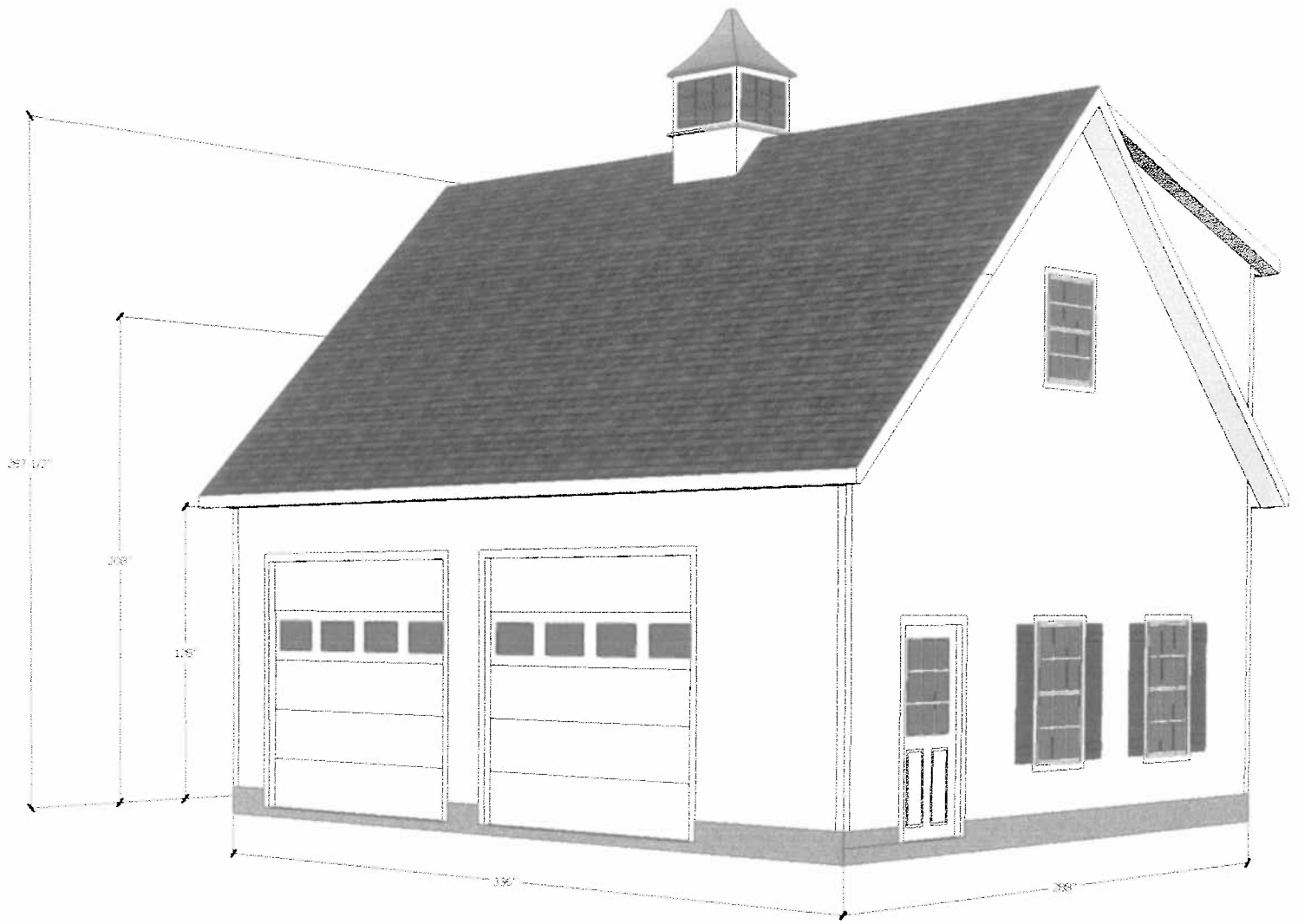
Date Printed: 3/15/2020

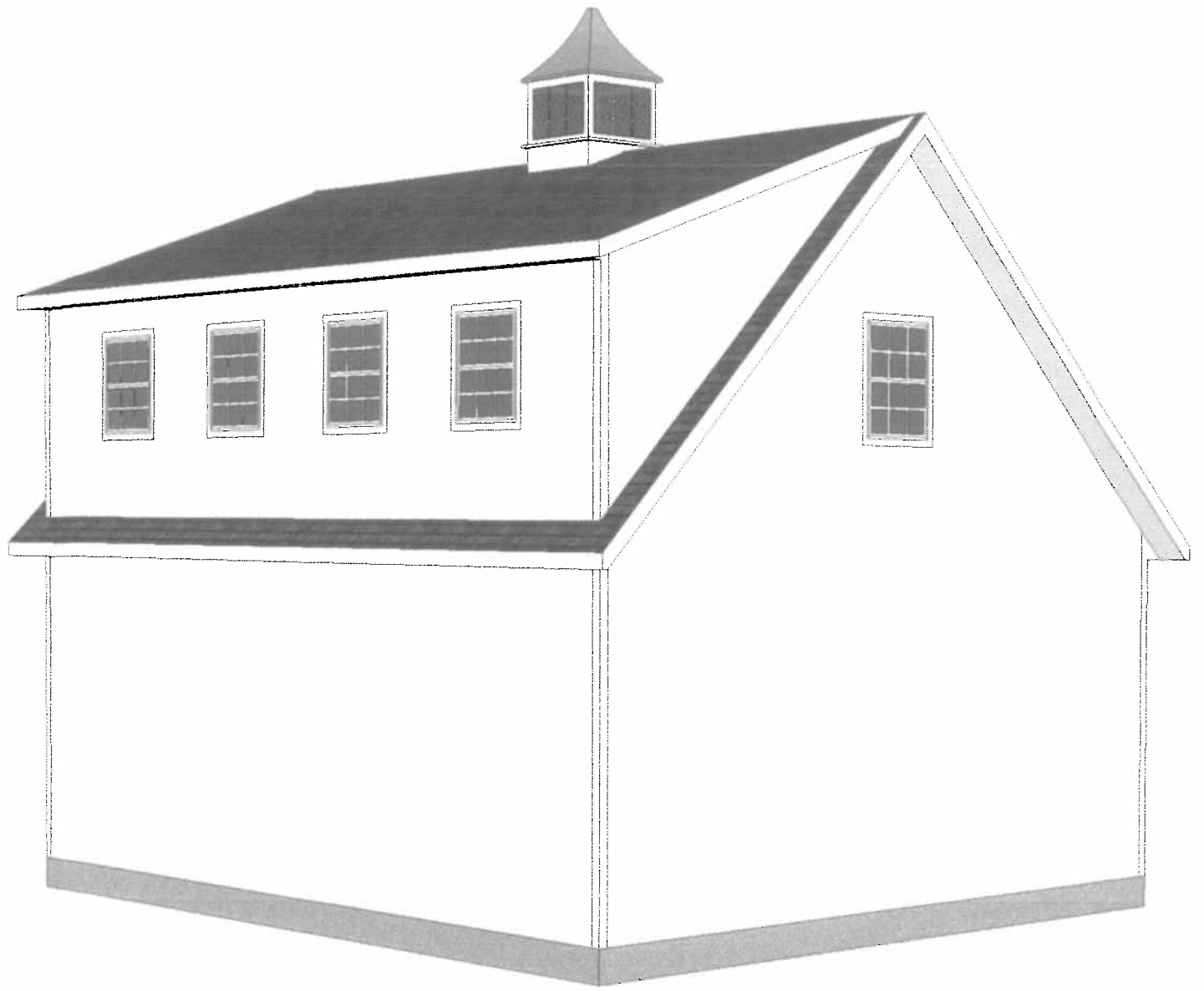


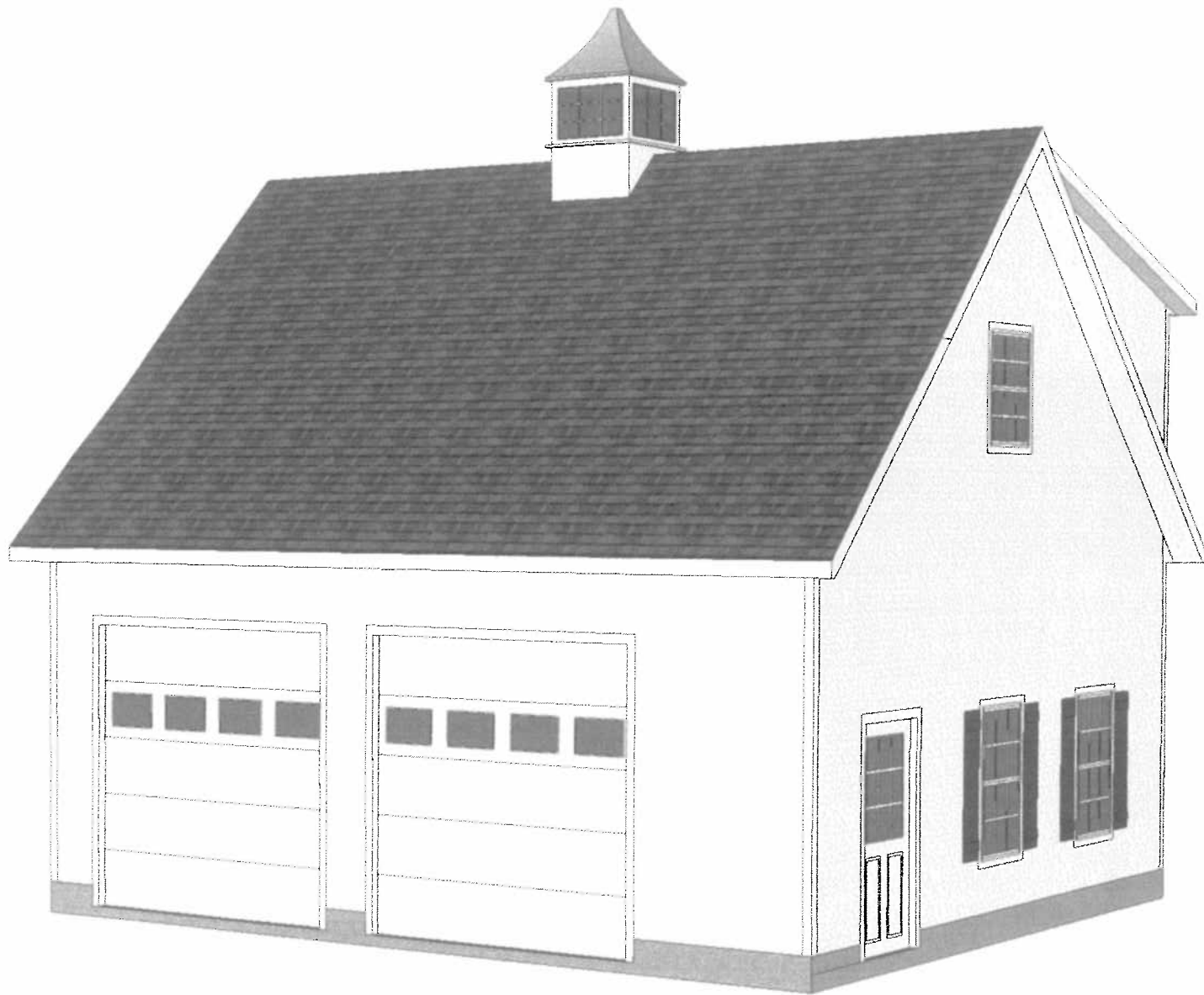
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Plainville and its mapping contractors assume no legal responsibility for the information contained herein.

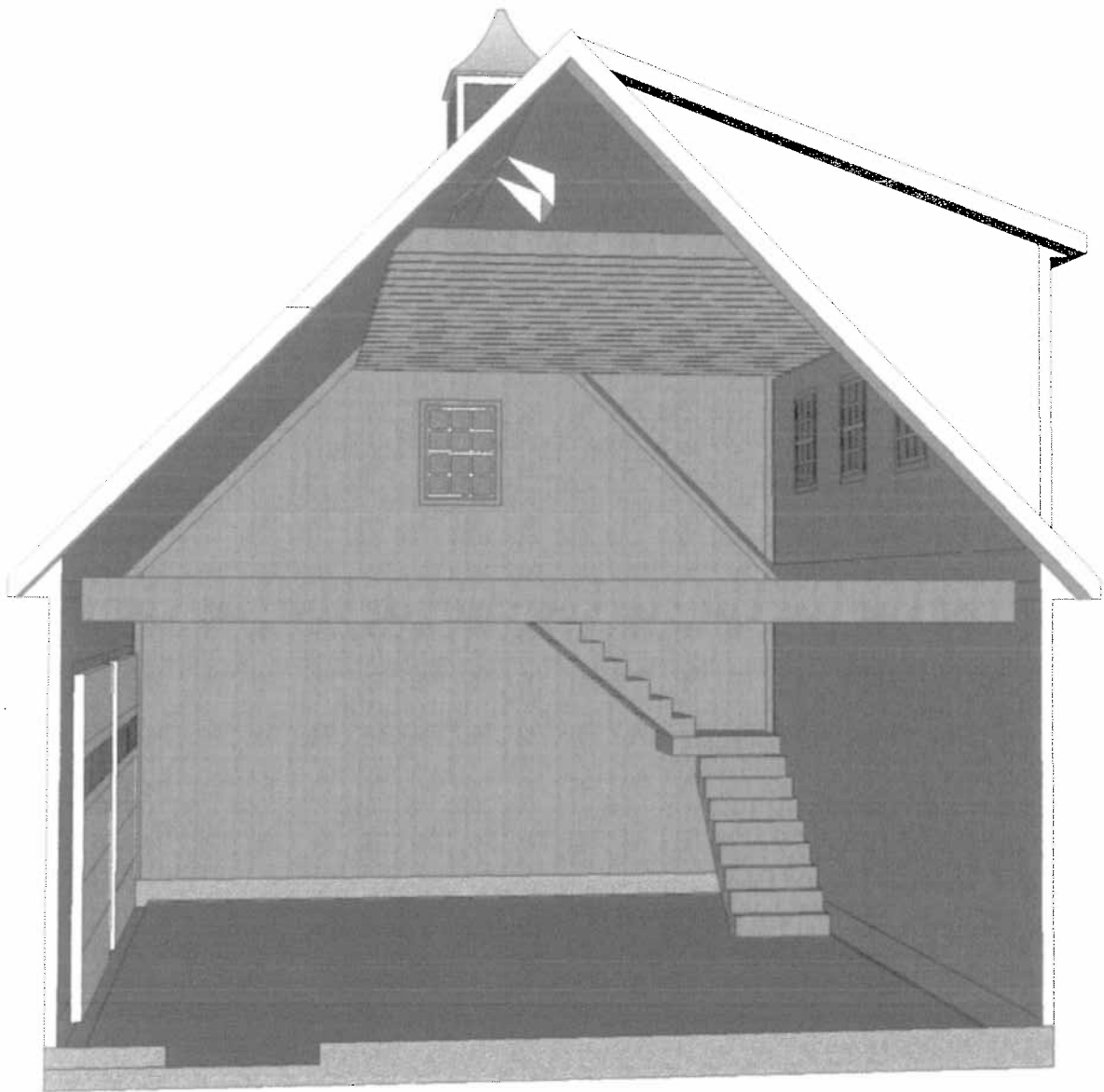
Approximate Scale: 1 inch = 80 feet











**TOWN OF PLAINVILLE
ZONING BOARD OF APPEALS
APPLICATION**

For Board Use Only: Application # 20-04-06 Date of Hearing: _____ Approved ☐ Denied ☐

Property address: 10 Robert Jackson Way Map: 42 Block: A Lot(s): 4B

Acreage: 1.32 Zone(s): RI Is the property within 500' of a Municipal Boundary? ☐ Yes ☒ No

Applicant/Agent: Lisa Melninkaitis

Telephone: 860-982-7412

Address: 10 Robert Jackson Way

Email: lisa.m@northeastproduce.com

Owner: Dream Maker Holdings

Telephone: 860-882-3165

Address: 10 Robert Jackson Way

Email: tomatomike@northeastproduce.com

Legal description of premise can be found in the Plainville Land Records in Volume 450 Page 430

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): 4.07

STATE THE SECTION # AND DESCRIBE THE REGULATION YOU ARE SEEKING RELIEF FROM

To allow:

Gate with 7+8 ft fencing to be allowed in the required
front yard setback.

STATE WHAT YOU SEEK IN LIEU OF WHAT IS REQUIRED

State any hardships: To maintain and avoid damage to the property by prohibiting access to tractor trailers

LAW REQUIRES THAT A VARIANCE MAY ONLY BE GRANTED IF A HARDSHIP TO THE LAND EXISTS

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

3/16/20
Date

Lisa Melninkaitis
Applicant's Printed Name

Owner's Signature

3/16/20
Date

Lisa Melninkaitis
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

Town of Plainville, Connecticut - Assessment Parcel Map

Parcel: 42-A-04B

Address: 60 TOWN LINE RD



428.35

04E-2
#20
1.43AC

161.39

224.44

194.47

603.19

04A
#355
4.01AC

04C
#10
1.62AC

328.48

04B
#60
1.32AC

00.062

Noted incorrectly

Eake

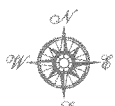
127' to road

195.85

284.92

170.07

Town Line Rd



0 30 60 90 120
Feet

Map Produced October 2015

Disclaimer: This map is for informational purposes only. 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.



