

**ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
AUGUST 14, 2023**

REGULAR MEETING AT 7:30 P.M.

**ROOM 304- Council Chambers
MUNICIPAL CENTER**

PRESENT: J. Autunno, R. Michalik, R. Mumtaz, S. Shaw

STAFF: John Bossi, Town Engineer

ABSENT: R. Drezek, P. Autunno Jr.

I. ROLL CALL

There was a quorum.

II. UNFINISHED BUSINESS

None

III. PUBLIC HEARING

1. **Application #23-07-04 AMCO Development LLC, Avon, CT seeks a variance to Article 6 Special Standards, Section 6.01 Non-conforming Lots -construction of a single-family house with no frontage on a public roadway for a property identified as Map 37, Block A, Lot 08.**

The applicant requested an extension and to table the application to the meeting in September.

There were residents present to speak:

George Davey, 53 Cyrennius Avenue – not in favor, question on signage for Paper Roads, questions on if applicant plans on paving the road.

Donna Weinhofer, 55 Cyrenius Avenue – question on why applicant is not paving the road. Should have proper frontage.

Chris Newton, 57 Cyrennius Ave – question on why applicant is not paving the road.

John Bossi answered the residents' questions. The applicant will be present at the next meeting to address the concerns.

2. **Application #23-08-04 Dan Covalesski of New Britain seeks approval for an Automobile Repair License(s) automobile repair license as required by Section 14-54 of the Connecticut General Statutes for property located at 0 Neal Court, (Map 24, Block R, Lot 2.9) –** removed from agenda. The Connecticut statute changed and the Planning and Zoning Commission is now responsible for any applications for approvals of Motor Vehicle Businesses.
3. **Application #23-08-05 Dan Covalesski of New Britain seeks a variance to Article 4 Basic Standards, Section 4.03 Signs, Section 4 Signs in Commercial and Industrial Zones, Sub-section B Detached Signs, Paragraph 1 (ii) to erect a detached sign 3.5 feet from the property line in lieu of the required minimum of 12 feet from the property line for a property located at 0 Neal Court, (Map 24, Block R, Lot 2.9)**

The applicant presented his application. He explained that due to the 12 foot underground detention pond that his sign cannot be placed in the location, where it would normally be.

There was no one present to speak for or against the application.

IV. NEW BUSINESS

1. **Reconsider Decision of July 10, 20203 to Deny Application #23-06-01 Michael Pelton, 57 Fairbanks Street, Plainville seeks a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Sub-Section C Maximum Building Limitations – Maximum Lot Coverage 30% to install a 12-foot pool which would cause the lot coverage to exceed 30% at a property known as 57 Fairbanks Street .**

Correspondence was received and read into the record by J. Autunno.

- Mark Devoe, Town Planner wrote a letter to the board, in favor of reconsidering this application denial.
- Gail Black, 4 Cianci Avenue is in favor, she visited the family and believes that in her opinion, the pool should be allowed.

A motion was made by: R. Mumtaz to reconsider the decision on Application #23-06-01 at the next meeting, September 11, 2023.

Seconded by: S. Shaw

All in Favor 4 to 0

Motion Passes

To be addressed at the next meeting September 11, 2023.

2. **Request to approve AMCO Development LLC, Avon, CT seeking a variance to Article 6 Special Standards, Section 6.01 Non-conforming Lots -construction of a single-family house with no frontage on a public roadway for a property identified as Map 37, Block A, Lot 08**

A motion was made by: R. Michalik to approve the requested extension and table the application to the meeting on September 11, 2023.

Seconded by: S. Shaw

All in Favor 4 to 0

Motion Passes

Application Tabled

Applicant will attend meeting on September 11, 2023.

3. **Request to approve Application #23-08-05 Dan Covalesski of New Britain seeking a variance to Article 4 Basic Standards, Section 4.03 Signs, Section 4 Signs in Commercial and Industrial Zones, Sub-section B Detached Signs, Paragraph 1 (ii) to erect a detached sign 3.5 feet from the property line in leu of the required minimum of 12 feet from the property line for a property located at 0 Neal Court, (Map 24, Block R, Lot 2.9)**

A motion was made to approve Application #23-08-05 by: R. Michalik

Seconded by: S. Shaw

R. Michalik stated that the hardship for this application is that the sign cannot be placed where it would normally be, due to the underground detention pond.

S. Shaw is in favor as well, but just concerned about the close location to the railroad tracks.

All in Favor 4 to 0

Motion Passes

V. MINUTES

A motion was made by: R. Mumtaz to approve the regular meeting minutes of July 10, 2023, as written.

Seconded by: R. Michalik

All in Favor 4 to 0

Motion Passes, Minutes Approved

VI. EXECUTIVE SESSION

None

VII. BILLS AND COMMUNICATIONS

None

VIII. ADJOURNMENT

Motion to adjourn by: R. Michalik

Seconded by: R. Mumtaz

All in Favor 4 to 0

Motion Passes, Meeting adjourned at 8:37 pm.

Respectfully Submitted,

Jennifer Dahlstrom

Recording Secretary