

**ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
NOVEMBER 13, 2023**

REGULAR MEETING AT 7:30 P.M.

**ROOM 302-
MUNICIPAL CENTER**

PRESENT: P. Autunno Jr., J. Autunno, R. Mumtaz, S. Shaw

STAFF: John Bossi, Town Engineer

ABSENT: R. Michalik

I. ROLL CALL

There was a quorum.

II. UNFINISHED BUSINESS

None

III. PUBLIC HEARING

1. **Reconsideration of 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.**

The applicant was not present at the meeting.

2. 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.

The applicant was present. He would like to table his application until the December meeting, so there will be a full quorum.

A motion was made to table Application 23-11-01 to the December 11, 2023 meeting by: J. Autunno

Seconded by: R. Mumtaz

All in Favor 4 to 0

Motion Passes, Application Tabled

3. Application #23-11-02 Victor Paradis, 36 Ledge Road, Plainville seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-Section E Standards for Residential Zones, Paragraph 4a to permit the construction of 900 square foot garage with a mean height of up to 16 feet at a property known as 36 Ledge Road.

The applicant explained the 2 proposed options to the board. He decided after talking with the Board to request the 900 square foot shed.

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

4. 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.

The applicant was not present at the meeting.

A motion was made to table Application 23-11-03 to the December 11, 2023 meeting by: J. Autunno

Seconded by: R. Mumtaz

All in Favor 4 to 0

Motion Passes, Application Tabled

IV. NEW BUSINESS

- 1. Request to Approve 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.**

The Board members agree that it is a reasonable request and would like to vote, as this application has been on the agenda for a few months.

A motion was made to bring the application to the table and approve by: J. Autunno

Seconded by: S. Shaw

All in Favor 4 to 0

Motion Passes

- 2. Request to approve 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.**

The applicant was present. He would like to table his application until the December meeting, so there will be a full quorum.

A motion was made to table Application 23-11-01 to the December 11, 2023 meeting by: J. Autunno

Seconded by: R. Mumtaz

All in Favor 4 to 0

Motion Passes, Application Tabled

3. **Request to approve Application #23-11-02 Victor Paradis, 36 Ledge Road, Plainville seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-Section E Standards for Residential Zones, Paragraph 4a to permit the construction of 900 square foot garage with a mean height of up to 16 feet at a property known as 36 Ledge Road.**

A motion was made to bring the application to the table and approve by: J. Autunno

Seconded by: S. Shaw

All in Favor 4 to 0

Motion Passes

The 900 square foot shed, up to a mean height of 16 feet, is a reasonable request.

4. **Request to approve 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.**

The applicant was not present at the meeting.

A motion was made to table Application 23-11-03 to the December 11, 2023 meeting by: J. Autunno

Seconded by: R. Mumtaz

All in Favor 4 to 0

Motion Passes, Application Tabled

V. MINUTES

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

Seconded by: J. Autunno

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. Mumtaz

Seconded by: S. Shaw

All in Favor 4 to 0 Motion Passes, Meeting adjourned at 8:05 pm.

Respectfully Submitted,

Jennifer Dahlstrom

Recording Secretary