

**ZONING BOARD OF APPEALS  
MINUTES  
MAY 9, 2022**

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

**ROOM 304  
COUNCIL CHAMBERS**

**PRESENT:** S. Shaw, P. Autunno Jr., R. Mumtaz, R. Michalik

**STAFF:** John Bossi, Town Engineer

**VISITORS:** None

**ABSENT:** J. Autunno, R. Drezek,

**I. ROLL CALL**

There was a quorum.

**II. UNFINISHED BUSINESS**

None

**III. PUBLIC HEARING**

1. Application #22-05-01, TNT Fireworks, Virginia Hightower, Florence, Alabama seeks a variance in accordance with Article 8, Administration, Section 8.06 Board of Appeal, Sub-section 1C to vary the Zoning Regulations on a temporary basis to operate a commercial operation, from June 20, 2021 to July 5, 2021, for the sale of fireworks, without the required site plan approval from the from the Planning and Zoning Commission for a property known as 282 New Britain Avenue

The applicant was present and explained that this request is an annual one.

The board members asked questions. There was no one present to speak for or against this application.

2. **Application #22-05-02, Robert Schneider, 158 Cooke Street, Plainville, Connecticut seek a variance to Article 1 Residential Zone, Section 1.03 Dimensional Standards, Sub-section E Standards for Residential Zones, Paragraph 4a to permit the construction of a 185 square foot addition to an existing 792 square foot detached garage where a maximum 700 square foot detached garage is permitted by regulation at 158 Cooke Street.**

The applicant explained his request. There was already an existing shed in this same location, he would like to install a new one for storage. It is already non-conforming.

The board members asked questions. One resident was present.

- Hanz Berger, 124 Cooke Street, no problem with this application.

#### **IV. NEW BUSINESS**

1. **Request to Approve Application #22-05-01-** TNT Fireworks, Virginia Hightower, Florence, Alabama seeks a variance in accordance with Article 8, Administration, Section 8.06 Board of Appeal, Sub-section 1C to vary the Zoning Regulations on a temporary basis to operate a commercial operation, from June 20, 2021 to July 5, 2021, for the sale of fireworks, without the required site plan approval from the from the Planning and Zoning Commission for a property known as 282 New Britain Avenue

**A motion was made to bring Application 22-05-01 to the table by:** R. Michalik  
**Seconded by:** S. Shaw

The board members agree that this is a reasonable request. It is an annual request.

**A motion was made to approve Application 22-05-1 by:** R. Michalik

**Seconded by:** R. Mumtaz

**All in Favor 4 to 0**

**Motion Passes**

2. **Request to Approve Application #22-05-02, - Robert Schneider, 158 Cooke Street, Plainville, Connecticut seek a variance to Article 1 Residential Zone, Section 1.03 Dimensional Standards, Sub-section E Standards for Residential Zones, Paragraph 4a to permit the construction of a 185 square foot addition to an existing 792 square foot detached garage where a maximum 700 square foot detached garage is permitted by regulation at 158 Cooke Street.**

The board members agree that this is a reasonable request.

**A motion was made to bring Application 22-05-02 to the table by: R. Michalik**  
**Seconded by: R. Mumtaz**

The board members agree that this is a reasonable request.

**A motion was made to approve Application 22-05-2 by: R. Michalik**

**Seconded by: R. Mumtaz**

**All in Favor 4 to 0**

**Motion Passes**

## **V. MINUTES**

**A motion was made by: R. Michalik to approve the regular meeting minutes of March 14, 2022.**

**Seconded by: S. Shaw**

**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:** S. Shaw

**All in Favor 4 to 0      Motion Passes, Meeting adjourned at 7:49 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Recording Secretary