

**ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
JULY 10, 2023**

REGULAR MEETING AT 7:30 P.M.

**ROOM 304- Council Chambers
MUNICIPAL CENTER**

PRESENT: J. Autunno, P. Autunno Jr., R. Michalik, R. Mumtaz

STAFF: John Bossi, Town Engineer

ABSENT: R. Drezek, S. Shaw

I. ROLL CALL

There was a quorum.

II. UNFINISHED BUSINESS

None

III. PUBLIC HEARING

1. **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 explained his request to add a 12 foot above ground pool to his property. The pool that he is requesting to add, was already installed. He explained that there was some confusion on the Town Website and he thought that he would be allowed to add the pool.

The board members asked questions.

Correspondence was received and read into the record by P. Autunno Jr. and a resident was present to speak.

- Florence Nixon, 52 Fairbanks Street was present, she is in favor of the application.
- Betsy Gaudian, 37 Fairbanks Street sent in a letter, she is in favor of the application.

2. Application #23-07-01 Danny Carrier, Carrier Group Inc. 68 South Canal Street, Plainville seeks a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Sub-Section A Minimum Frontage a reduction from 90' to 57.14', Subsection D Paragraph 1b - Location of Detached Structure such that it can be placed in front of the Primary Structure, Subsection D Paragraph 4a – Maximum Height of Detached Structure from 12' feet to 14', Subsection D Paragraph 4a Maximum Area of Detached Structure from 700 SF to 812 SF for a proposed new residential house to be built on a property identified as Map 37 Block) Lot 11 (0 Bilodeau Road).

The applicant explained his request. The applicant stated that the house he is proposing would be on a slab foundation, due to the water table on this property. He is asking for additional storage in the garage.

The board members asked questions. There was no one present to speak for this application and no correspondence was received.

3. Application #23-07-02 Michele Swanson, 18 View Street, Plainville seeks a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Subsection B Minimum Side Yard – reduction 20' to 7' for the purposes of constructing an addition at a property known as 18 View Street.

The applicant explained her request. She stated that her lot is already non-conforming.

Correspondence was received and read into the record by P. Autunno Jr.

- Lisa Lubrico, 20 View Street, in favor of the application
- Julie and Patrick Matthews, 16 View Street, in favor of the application
- Audra and Marc St. Onge, 18 View Street, in favor of the application

4. **Application #23-07-03 Matthew Stupienski, 492 Camp Street, Plainville seeks a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Subsection B Minimum Side Yard – reduction from 15' to 6' for the purposes of constructing an addition at a property known as 492 Camp Street.**

The applicant explained his request. He stated that his lot is already non-conforming.

There was no one present to speak for this application and no correspondence was received.

5. **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 explained his request. He stated that the road in front of the property is not paved. There is more information needed to further discuss this application. Engineer Bossi to look into the information needed and this will be discussed at the meeting in August.

There were residents present to speak. Their concerns were about privacy, wetlands and the animals living in the area.

- George Davey, 53 Cyrenius Avenue– not in favor
- Chris Newton, 57 Cyrenius Avenue – not in favor
- Ryan Aldieri, 61 Cyrenius Avenue – not in favor
- Wayne Weinhofer, 55 Cyrenius Ave – not in favor
- Sue McGough, 7 Whites Crossing – not in favor

IV. NEW BUSINESS

1. **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**

A motion was made to bring this application to the table by: R. Michalik

Seconded by: J. Autunno

A motion was made to approve Application #23-06-01 by: R. Michalik

Seconded by: J. Autunno

The board discussed the application. There is no hardship. The board members agree that the applicant should not have installed the pool, without the permit process being completed.

All in Favor 3 to 1 (R. Michalik opposes)

Motion Denied

Please note that (4) positive or affirmative votes are needed to approve the motion.

2. **Application #23-07-01 Danny Carrier, Carrier Group Inc. 68 South Canal Street, Plainville seeks a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Sub-Section A Minimum Frontage a reduction from 90' to 57.14', Subsection D Paragraph 1b - Location of Detached Structure such that it can be placed in front of the Primary Structure, Subsection D Paragraph 4a – Maximum Height of Detached Structure from 12' feet to 14', Subsection D Paragraph 4a Maximum Area of Detached Structure from 700 SF to 812 SF for a proposed new residential house to be built on a property identified as Map 37 Block) Lot 11 (0 Bilodeau Road).**

A motion was made to bring this application to the table by: R. Michalik

Seconded by: J. Autunno

The board discussed the application.

A motion was made to approve Article #1 Residential Zones, Section 1.03 Dimensional Standards, Sub-Section A Minimum Frontage a reduction from 90' to 57.14' by: R. Michalik

Seconded by: J. Autunno

All in Favor 4 to 0

Motion Passes

A motion was made to approve Subsection D Paragraph 1b - Location of Detached Structure such that it can be placed in front of the Primary Structure by: R. Michalik

Seconded by: J. Autunno

All in Favor 4 to 0

Motion Passes

A motion was made to approve subsection D Paragraph 4a – Maximum Height of Detached Structure from 12’ feet to 14’ by: R. Michalik

Seconded by: J. Autunno

The board discussed the application. There is no hardship.

All in Favor 0 to 4

Motion Denied

Subsection D Paragraph 4a Maximum Area of Detached Structure from 700 SF to 812 SF by: R. Michalik

Seconded by: J. Autunno

The board discussed the application. There is no hardship.

All in Favor 0 to 4

Motion Denied

3. **Application #23-07-02 Michele Swanson, 18 View Street, Plainville seeks a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Subsection B Minimum Side Yard – reduction 20’ to 7’ for the purposes of constructing an addition at a property known as 18 View Street.**

A motion was made to bring this application to the table by: R. Michalik

Seconded by: R. Mumtaz

The board discussed the application. They believe that it is a reasonable request. The property is already non-conforming.

A motion was made to approve Application 23-07-02 by: R. Michalik

Seconded by: R. Mumtaz

All in Favor 4 to 0

Motion Passes

4. **Application #23-07-03 Matthew Stupienski, 492 Camp Street, Plainville seeks a variance to Article #1 Residential Zones, Section 1.03 Dimensional Standards, Subsection B Minimum Side Yard – reduction from 15' to 6' for the purposes of constructing an addition at a property known as 492 Camp Street.**

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

Seconded by: R.Michalik

The board discussed the application. They believe that it is a reasonable request. The property is already non-conforming.

A motion was made to approve Application 23-07-02 by: J. Autunno

Seconded by: R.Michalik

All in Favor 4 to 0

Motion Passes

5. **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.**

A motion was made to table this application to the meeting in August by:
R. Michalik

Seconded by: J. Autunno

All in Favor 4 to 0

Application Tabled

V. MINUTES

A motion was made by: R. Michalik to approve the regular meeting minutes of May 8, 2023, as written.

Seconded by: R.Mumtaz

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 9:09 pm.

Respectfully Submitted,

Jennifer Dahlstrom

Recording Secretary