

**ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
JANUARY 8, 2024**

REGULAR MEETING AT 7:30 P.M.

**ROOM 304-
MUNICIPAL CENTER**

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

STAFF: John Bossi, Town Engineer,

Deborah Tompkins, Town Council Liaison

ABSENT: None

I. ROLL CALL

There was a quorum.

II. UNFINISHED BUSINESS

None

III. PUBLIC HEARING

1. **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 explained his application. He explained that the work truck is an emergency vehicle. Discussion followed.

There were residents to speak for and against this application.

- Lisa Leone, 36 Rockwell Avenue, not in favor, truck is parked on the road, safety concerns due to the propane tanks on the vehicle.

- Kathryn Donovan- Noe, 38 Rockwell Avenue, in favor of application (wife of the applicant) she explained about the vehicle and that it is needed for her husband's job.
- Craig West, 141 West Main Street, in favor of the application.
- Pam Leone, 102 East Street, not in favor of the application, truck is parked on the road, safety concerns due to the propane tanks on the vehicle.
- Kevin Harris, 37 Rockwell Avenue, in favor of application. No problem with the truck.

The board agrees that this truck is necessary for the applicant's job and it is a reasonable request, as long as the truck remains in the driveway.

2. 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 explained his request. He explained that it would be done the same as the houses in the area. Discussion followed. There was no one present to speak for or against this application.

The board agrees that this is a reasonable request and it will conform to the area.

3. Application #23-12-01 Michael Christopher, 44 Lewis Street, Plainville seeks variances to Article 2 Business Zones, Section 2.03 Dimensional Standards, Sub-section B Minimum Yard requirements to permit the reduction of the northerly side yard from twenty (20') feet to six (6') feet and the southerly side yard from twenty (20') feet to three (3') and the rear yard from twenty (20') feet to ten (10') feet to construct a new structure at 46 Lewis Street.

Stephen Guidice, Harry Cole and Sons was present for the applicant. The applicant explained his request. Discussion followed. The lot is already non-conforming.

The board agrees that this is a reasonable request. The business will be able to stay located in Plainville with these new proposed renovations.

4. Application #24-01-01 Thomas Pysh 158 Broad Street, Plainville seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Section B Minimum Yard Requirements – to permit the reduction of the required easterly side yard from ten feet to five feet to construct an attached garage for a property known as 158 Broad Street.

The applicant explained his request. Discussion followed. There was no one present to speak for or against the application.

The board agrees that this is a reasonable request and it conforms to the area.

IV. NEW BUSINESS

1. 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.

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

Seconded by: J. Autunno

All in Favor 4 to 1

R. Mumtaz opposes

Motion Passes

2. 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.

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

Seconded by: R. Mumtaz

All in Favor 5 to 0

Motion Passes

3. Application #23-12-01 Michael Christopher, 44 Lewis Street, Plainville seeks variances to Article 2 Business Zones, Section 2.03 Dimensional Standards, Sub-section B Minimum Yard requirements to permit the reduction of the northerly side yard from twenty (20') feet to six (6') feet and the southerly side yard from twenty (20') feet to three (3') and the rear yard from twenty (20') feet to ten (10') feet to construct a new structure at 46 Lewis Street.

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

Seconded by: R. Mumtaz

All in Favor 5 to 0

Motion Passes

4. Application #24-01-01 Thomas Pysh 158 Broad Street, Plainville seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Section B Minimum Yard Requirements – to permit the reduction of the required easterly side yard from ten fifteen feet to five feet to construct an attached garage for a property known as 158 Broad Street.

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

Seconded by: R. Mumtaz

All in Favor 5 to 0

Motion Passes

V. MINUTES

A motion was made by: R. Michalik to approve the regular meeting minutes of November 13, 2023, as written.

Seconded by: J. Autunno

All in Favor 5 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 5 to 0 Motion Passes, Meeting adjourned at 9:02 pm.

Respectfully Submitted,

Jennifer Dahlstrom

Recording Secretary