



Received For Record At Plainfield CT

On Jan 11, 2021 @ 9:00 am

Attest: Barbi J. Gardiner

Barbi J. Gardiner, Town Clerk

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THE PLAINFIELD TOWN HALL

PLAINFIELD • CENTRAL VILLAGE • MOOSUP • WAUREGAN

Zoning Board of Appeals

ZONING BOARD OF APPEALS MINUTES

The Zoning Board of Appeals held a Regular Meeting on January 5th 2021 Via Zoom

Members Present - Frank Zak, Mike Morrissette, Peter Migneault and Wes Hopkins. Alternate – Scott Gardiner on Zoom

Regular Meeting -- Frank Zak called the meeting to order at 7:00 p.m. and did roll call.

PUBLIC HEARING –

- Z2020-1901 - Continuation of Signarama Worcester, requesting a variance from Section 13.5 to install a solid color display non-flashing sign to be programmed to display messages per customer on property located at 66 East Main St., Central Village; Map 22, Block 85, Lot 56.
- Z2020-1922 – Of RoseMarie Behling/A&H Transport Services, requesting appeal of Zoning Officer’s Notice of Violation Decision for property located at 2 South Pine St., Plainfield; Map 4P, Block 17B, Lot 16.
- Z202 – 1929 – Of Bansal Digvijay, requesting a variance from Section 7.1 Bulk Table, reduction of west side yard setback from 15’ to 5’, east side yard setback from 15’ to 7’ and rear yard setback from 20’ to 5’ for expansion of legally non-conforming commercial building to add a convenience store on property located at 66 Wauregan Rd., Wauregan; Map 1W, Block 133C, Lot 67.
- Z2020- 1933 – Of Charles Corson, Jr., requesting a variance from Section 7.1 Bulk Table, reduction of rear yard setback from 50’ to 40’ to convert existing garage into residential home on second floor with garage on first floor on property located on High St., Moosup, Map 3M, Block 109, Lot 14A.
- Z202 – 1934 - Of Summertime Properties, LLC, requesting a variance from Section 7.1 Bulk Table, reduction of front yard setback from 50’ to 30’ for construction of single family residential home on property located on Walas Road, Moosup; Map 22, Block 90A, Lot 8.
- Z2020 - 1955 - Of CT Water Company/Justin Parlaplano, requesting a variance from Section 7.1 Bulk Table Max. height 30’ and Section 7.23 Permitted Uses to allow for an 88” tall water storage tank on property at 0 Patty Lane, Wauregan; Map 13, Block 115, Lot 41, RA-30 Zoning District.

UNFINISHED BUSINESS -

Z2020 – 1901 - Continuation of Signarama Worcester, requesting a variance from Section 13.5 to install a solid color display non-flashing sign to be programmed to display messages per customer on property located at 66 East Main St., Central Village; Map 22, Block 85, Lot 56.

A motion to grant this application was made by Peter Migneault and seconded by Mike Morrisette. All in favor; motion passed. Hardship was public safety.

Z2020 – 1922 - Of RoseMarie Behling/ A & H Transport Services requesting appeal of Zoning Officer's Notice of Violation Decision for property located at 2 South Pine St., Plainfield; Map 4P, Block 17B, Lot 16.

William McCoy spoke for RoseMarie Behling. Kevin Cunningham stated that this was originally granted as a home business and not for storage of large equipment.

A motion to deny this application was made by Mike Morrisette and seconded by Peter Migneault. All in favor of denial; motion passed.

Z2020 – 1929 – Of Bansal Digvijay, requesting a variance from Section 7.1 Bulk Table, reduction of west side yard setback from 15' to 5', east side yard setback from 15' to 7' and rear yard setback from 20' to 5' for expansion of legally non-conforming commercial building to add a convenience store on property located at 66 Wauregan Rd., Wauregan; Map 1W, Block 133C, Lot 67.

A hardship was stated by Mr. Digvijay for reduction of yard setback.

A motion was made to grant this application by Mike Morrisette and seconded by Peter Migneault. All in favor; motion passed with hardship granted for public service.

Z2020 – 1933 - Of Charles Corson, Jr., requesting a variance from Section 7.1 Bulk Table, reduction of rear yard setback from 50' to 40' to convert existing garage into residential home on second floor with garage on first floor on property located on High St., Moosup; Map 3M, Block 109, Lot 14A

Paul Archer of Archer Surveyors spoke in favor of this application with hardship stated existing building has set back regulations. Robert Jendrewski of 162 High St stated his property abuts this property and he is opposed to it due to Mr. Corson not getting proper permits.

Peter Migneault made a motion to grant this application and this was seconded by Wes Hopkins. All in favor; motion passed with hardship granted as best use of property.

Z2020 – 1934 - Of Summertime Properties, LLC, requesting a variance from Section 7.1 Bulk Table, reduction of front yard setback from 50' to 30' for construction of single family residential home on property located on Walas Road, Moosup; Map 22, Block 90A, Lot 8

Paul Archer spoke in favor of this application with hardship stated as wetlands. Wetlands has already approved building on this property.

Mike Morrissette made a motion to grant this application and this was seconded by Wes Hopkins. All in favor; motion passed with hardship being the best use of the land.

Z2020 – 1955 – Of CT Water Company/Justin Parlaplano, requesting a variance from Section 7.1 Bulk Table maximum height 30” and Section 7.23 Permitted Uses to allow for an 88’ tall water Storage tank on property located at 0 Patty Lane, Wauregan; Map 13, Block 115, Lot 41; RA-30 Zoning District.

James, Project Manager of CT Water stated they wanted to replace 2 aging structures with one concrete tank with a 50 year life span, hardship stated. Kevin Cunningham stated he was in favor of this new structure.

Wes Hopkins made a motion to grant this application; this was seconded by Peter Migneault. All in favor, motion passed with hardship as best use of site for public service.

Mike Morrissette made a motion to accept minutes of November 4th meeting and this was seconded by Wes Hopkins. All in favor; motion passed.

CORRESPONDENCE -- None

OTHER - Election of Officers for 2021

Wes Hopkins made a motion to elect Frank Zak as Chairman, Peter Migneault as Vice-Chairman and Mike Morrissette as Secretary

Nominations were then closed. All in favor; motion passed.

Frank also wanted to thank Kevin Cunningham for helping to run this meeting thru Zoom.

A motion to adjourn was made at 8:22 p.m. by Peter Migneault and seconded by Mike Morrissette All in favor, motion passed.

Respectfully submitted,

Mary M. Poitras,
Recording Secretary