



Received For Record At Plainfield CT

On JAN 19 2022 at 12:38pm

Attest: Brianne Henry Asst.

Town Clerk

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THE PLAINFIELD TOWN HALL

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Zoning Board of Appeals

The Zoning Board of Appeals held a Meeting on January 10th 2022

Members Present -- Frank Zak, Mike Morrissette, Catherine Howard, Steve Walsh, Dan Rizer; and Alternates, April Wojcik and Madeline Garner

Zoning Officer Ryan Brais also attended.

Meeting was called to order at 7:15 p.m. by Frank Zak.

PUBLIC HEARING –

Z2021-2243 of Ocean Club Properties, LLC requesting a variance to reduce the front yard setback from 50' to 30' for a single-family home on property at 0 Squaw Rock Rd., Assessor's Map 22, Block 90A, Lot 8A, RA-60 Zoning District.

Z2021-2250 of Anchor Sign, Inc. requesting a variance of Section 13.56.3a of the Zoning Regulations for an increase of building signage from 50sf to 137.92sf for the Dollar Tree unit on property located at 653-661 Norwich Rd., Assessor's Map 2P, Block 29, Lot 158, C-2 Zoning District.

UNFINISHED BUSINESS --

Z2021-2243 of Ocean Club Properties, LLC requesting a variance to reduce the front yard setback from 50' to 30' for a single-family home on property at 0 Squaw Rock Rd., Assessor's Map 22, Block 90A, Lot 8A, RA-60 Zoning District.

Paul Archer of Archer Surveying spoke in favor of this. He already has wetlands approval in place to build this but was asked to come to get a variance to move this house forward in order to create a better location.

There were no objections. Frank then closed this public hearing.

Mike Morrissette made a motion to approve this application; this was seconded by April Wojcik. All in favor, motion passed. This was granted as reduction of impact to wetlands.

Z2021-2250 of Anchor Sign, Inc. requesting a variance of Section 13.56.3a of the Zoning Regulations for an increase of building signage from 50sf to 137.92sf for the Dollar Tree unit on property located at 653-661 Norwich Rd., Assessor's Map 2 P, Block 29, Lot 158, C-2 Zoning District.

Bill Gavigan representing Anchor Signs of Warwick, RI spoke in favor of sign. And John Morrison read a letter stating there was a hardship as there would be an impact for drivers visibility driving North on CT 12 and the letter was signed by Thomas Clark of Clark Engineering.

Frank closed this public hearing.

Frank read a letter in opposition from Kevin Cunningham, First Selectman of Town of Plainfield stating there was no hardship and allowance of this variance would set precedence as every other business would become eligible for the same so called hardship. They are requesting a sign that is 174% larger than allowed under current zoning.

Several ZBA members also asked questions regarding this signage.

Frank also read a letter from Ryan Brais, Zoning Officer, stating that he did not feel that this was a valid hardship as other recently constructed commercial buildings have conformed to the 50sf size requirement.

Mike Morrissette made a motion to deny this application; this was seconded by Catherine Howard. All in favor of denial, motion carried.

NO CORRESPONDENCE –

Steve Walsh made a motion to accept minutes of December 7th meeting at the next ZBA meeting in February with revised edition of printed minutes due to typo. This was seconded by April Wojcik. All in favor; motion passed.

Mike Morrissette then made a motion to adjourn at 7:49 p.m. This was seconded by April Wojcik. All in favor; motion passed.

Respectfully submitted,

Mary M. Poitras,
Recording Secretary