



Received For Record At Plainfield CT

On NOV 04 2021 at 10:45am

Attest: Bianca Vienhassl

Town Clerk

Town Hall  
8 Community Avenue  
Plainfield, CT 06374

Telephone (860) 230-3030  
Fax (860) 230-3033

## THE PLAINFIELD TOWN HALL

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## ZONING BOARD OF APPEALS

### ZONING BOARD OF APPEALS

**Wednesday, November 3, 2021**

Plainfield Town Hall

8 Community Ave, Plainfield, CT 06374

Called to Order at 7:00pm.

Roll Call: S. Walsh, M. Morrisette, W. Hopkins, S. Gardiner, F. Zak (Chair). A. Wojek seated for P. Migneault. R. Brais (ZEO & Recording Secretary).

### PUBLIC HEARING

- a. **Z2021-2203** of Toree T. Adams, requesting a variance of Section 7.1 Front Yard Setback from 50' to 22' for a 20' x 30' addition to the house located at 5 Old Putnam Rd. Assessor's Map 1W, Block 133, Lot 4.  
F. Zak read the application into record. – Applicant Toree Adams presented and stated that they have two bedrooms and two children. A third bedroom is needed. Due to septic and well locations, the only location to expand is towards Grove St. Adele Adams also spoke in favor of the application. – Hearing Closed.
- b. **Z2021-2213** of 38 Railroad Ave, LLC, requesting a variance of Section 8.1 for reduction of minimum lot size, reduction of minimum frontage, and reduction of side yard setbacks on property located at 26-42 Railroad Ave, Assessor's Map 1P, Block 39, Lots 42 and 42A.  
F. Zak read the application into record. Applicant H. Haggett added the property sizes to the application. Attorney Ernie Cotnoir represented the applicant and stated that the Assessor recommended merging the two lots for tax purposes, which the applicant complied. Now the applicant would like to re-divide the lots – Hearing Closed.

### REGULAR MEETING

#### Unfinished/Old Business:

- a. **Z2021-2203** of Toree T. Adams, requesting a variance of Section 7.1 Front Yard Setback from 50' to 22' for a 20' x 30' addition to the house located at 5 Old Putnam Rd. Assessor's Map 1W, Block 133, Lot 4.  
Motion made by M. Morrisette to approve. 2<sup>nd</sup> by W. Hopkins. All in favor.  
Motion passed. Hardship: Best use of land.
- b. **Z2021-2213** of 38 Railroad Ave, LLC, requesting a variance of Section 8.1 for reduction of minimum lot size, reduction of minimum frontage, and reduction of



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**ZONING BOARD OF APPEALS**

side yard setbacks on property located at 26-42 Railroad Ave, Assessor's Map 1P, Block 39, Lots 42 and 42A.

Motion made by W. Hopkins to approve. 2<sup>nd</sup> by S. Walsh. All in favor. Motion passed. Hardship: Return properties to original boundary configurations.

**Review and Act on Meeting Minutes held on 10-05-21:**

During the acting on the September 7, 2021 minutes, S. Gardiner observed a typo, where a line was carried over from the previous month and made a motion to strike the additional text, which was seconded by M. Morrisette. The October 5, 2021 minutes did not accurately reflect this motion. Motion made to amend the October 5 2021 minutes to reflect the above made by S. Gardiner. 2<sup>nd</sup> by M. Morrisette. All in favor. Motion passed.

**Correspondence** - None

Other - None

**Review and Approve 2022 Meeting Dates:**

Motion made by M. Morrisette to approve the 2022 meeting dates. 2<sup>nd</sup> by W. Hopkins. All in favor. Motion passed.

**Adjourn:**

Motion made by A. Wojek to adjourn. 2<sup>nd</sup> by M. Morrisette. All in favor.

Respectfully Submitted by:

Ryan Brais