



Received For Record At Plainfield CT
On JAN 19 2022 at 12:38pm
Attest: Bianca Liem ASST.
Town Clerk

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THE PLAINFIELD TOWN HALL

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Zoning Board of Appeals

ZONING BOARD OF APPEALS MINUTES - REVISED

The Zoning Board of Appeals held a Meeting on December 7th 2021

Members Present - Mike Morrissette, Steve Walsh, Catherine Howard and April Wojcik as Alternate Zoning Officer Ryan Brais, also attended

Meeting was called to order at 7:00 p.m by Mike Morrissette.

Mike Morrissette welcomed Catherine Howard as a new member, and appointed April Wojcik as Alternate for Wes Hopkins.

April Wojcik made a motion to fill vacancy for a regular member with Frank Zak and vacancy for Alternate with Dan Rizer. This was seconded by Steve Walsh. All in favor, motion passed.

Mike Morrissette asked for a recess of 5 minutes in order for Paul Sweet to swear in Dan Rizer as Alternate, and Frank Zak as regular member.

Meeting then continued after Dan Rizer was sworn in.

PUBLIC HEARING -

Z2021 – 2235 of the Granite Group requesting a variance for reduction of road frontage and side yard setback on property located at 871-873 Norwich Rd., and reduction of side and rear yard setbacks on property located at 887 Norwich Rd., Assessor's Map 10, Block 30, Lots 29 and 30. Industrial-1 Zoning District.

Paul Archer of Archer Surveying representing Granite Group spoke in favor. He wants to eliminate the residential home out of the industrial zone and out of the commercial zone.

Nancy Lamirand, of 863 Norwich Rd., a neighbor of the Granite Group, questioned this property change.

Brian Andstrom owns property at 885 Norwich Rd. spoke against this change stating he owned adjoining property and it should stay as residential. Paul Archer stated there would be no problem with the residential home in an industrial zone being financed.

Shawn Peterson of 68 High Meadow Drive stated we should limit spot zoning. Ryan stated it was not spot zoning, rezoning existing use to adjust property lines.

Mike Morrisette then closed the Public Hearing.

UNFINISHED BUSINESS -

Z2021-2235 of the Granite Group requesting a variance for reduction of road frontage and side yard setback on property located at 871-873 Norwich Rd., and reduction of side and rear yard setbacks on property located at 887 Norwich Rd., Assessor's Map 10, Block 30, Lots 29 and 30, Industrial-1 Zoning District.

Steve Walsh made a motion to approve; this was seconded by April Wojcik. All in favor, Motion passed. This was granted with following recommended conditions of approval:

No buffer or screening requirements shall be imposed on 885 Norwich Rd(Lot 31) should it be developed industrially. And, the corresponding map shall be filed in the land records along with the Variance: "Boundary Line Modification prepared for The Granite Group" by Archer Surveying. Project No. 1978. November 17, 2021. Recommended reason for granting, Hardship – making a legally non-conforming use more conforming.

A motion was made by April Wojcik to accept minutes of November meeting and this was seconded by Steve Walsh. All in favor; Motion passed.

April Wojcik made a motion to elect the new slate of officers for 2022 as:

Mike Morrisette – Secretary

Frank Zak, Jr. – Chairman

Stephen Walsh – Vice-Chairman

This was seconded by Steve Walsh; All in favor; motion passed

CORRESPONDENCE - No current correspondence except letters from Frank Zak and Dan Rizer.

A motion to adjourn was made by April Wojcik and this was seconded by Mike Morrisette. All in favor; motion passed.

Respectfully submitted,

Mary M. Poitras,
Recording Secretary