City of New Britain

ZONING BOARD OF APPEALS

City Hall – Room 201
New Britain, CT 06051

MINUTES - Regular Meeting
July 16, 2020
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Members Present:
Matthew Malinowski, Chairman
Paul Catanzaro
Jerrell Hargraves
Marion Fischbein
Mario Santos, Alternate
Nicole Bosco, Alternate

Staff Present:
John Diakun, City Attorney
Steven P. Schiller, Planner II
Danielle Rosado, Secretary

1. CALL TO ORDER:

Chairman Matthew Malinowski called the meeting to order at 6:00 p.m.

2. ROLL CALL:

A quorum of six (6) members was present upon roll call. The participants in attendance were informed that, since five (5) affirmative votes are required in order for any application to be approved, all pending applicants would be given the opportunity to request a postponement to the next scheduled meeting, where it would be presumed that a full board would be present.

3. APPROVAL OF MINUTES: MAY 21, 2020, REGULAR MEETING

ACTION: A motion to approve the minutes of the May 21, 2020 Regular Meeting was made by Commissioner Fischbein and seconded by Commissioner Hargraves. The motion passed by 4 to 0 vote with Commissioner Catanzaro abstaining.

4. NEW BUSINESS

A. PUBLIC HEARING AND DISCUSSION:

#4883: Select Asset Management, LLC – 18 Highland Street
#4884: Gary Bourgoin – 211 Buell Street

5. OTHER NEW BUSINESS

There was no other new business.

6. ADJOURNMENT

There being no further business to come before the Zoning Board of Appeals, the meeting was adjourned on a motion by Commissioner Hargraves, seconded by Commissioner Santos, and unanimously approved, the time being 6:15 p.m.

Respectfully submitted,

Danielle Rosado

Danielle Rosado, Secretary

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No. 4883
July 16, 2020

Select Asset Management, LLC is requesting a variance to Sections 230-10-20 and 230-10-30.40, in order to allow the creation of paved off-street parking in a required front yard area at 18 Highland Street. Zone: OP

Members Present:

Matthew Malinowski, Chairman
Paul Catanzaro
Jerrell Hargraves
Marion Fischbein
Mario Santos, Alternate
Nicole Bosco, Alternate

Chairman Malinowski opened the public hearing and Attorney John Diakun determined that the signed affidavit was in order.

The applicant's submitted plan shows the conforming lot and two-family house, which was constructed around 1890. The house is set on the lot at a slight angle, with a nonconforming front yard setback of about 10 feet. It appears that the house has never had any off-street parking, at least within the past 50 years or so, when it appears part of the property was sold for expansion of the New Britain General Hospital Highland Street parking lots. Apparently the residents have either not owned vehicles or have gotten by parking in the adjacent hospital lot.

Mr. Schiller summarized the favorable staff report stating that recognizing the limitations of the site, the character of the surrounding area and the desire to have all residential properties be self-sufficient in providing off-street parking, the City Plan Commission has no objections to the granting of the requested variances.

The Engineering Department had the following comment on this application:

1. A driveway and possibly concrete permit will be required from the Public Works Department prior to installing the driveway. Final curb cut and drive location to be reviewed and determined by Public Works.

There was no Building Department report for this application.

Speaking in favor: Erik Szyluk, 73 Russ Street, Hartford, CT

ACTION: A motion to approve Application #4883 was made by Commissioner Hargraves and seconded by Commissioner Catanzaro. After a discussion, a motion to amend the initial motion to include the recommendations of the Engineering Department was made by Commissioner Hargraves and seconded by Commissioner Catanzaro and passed by unanimous vote.

APPLICATION #4883 WAS GRANTED BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS
Matthew Malinowski, Chairman

Danielle Rosado

Danielle Rosado, Secretary

City of New Britain

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No. 4884
July 16, 2020

Gary Bourgoin is requesting a variance to Section 230-120-10, which prohibits placement of a swimming pool within any required minimum yard setback at 211 Buell Street. Zone: T

Members Present:

Matthew Malinowski, Chairman
Paul Catanzaro
Jerrell Hargraves
Marion Fischbein
Mario Santos, Alternate
Nicole Bosco, Alternate

Chairman Malinowski opened the public hearing and Attorney John Diakun determined that the signed affidavit was in order.

The applicant's plans show the house with a driveway to the east side accessing a detached garage in the rear yard. The applicant would like to place the pool in the rear yard area to the west of the garage. The area is approximately 34 feet wide from the garage to the western property line and 36 feet from the rear lot line to the house. The pool would be placed so as to maintain a 7 foot side yard toward the neighboring property on the west side, 12 feet towards the property to the rear and approximately 8 feet from the rear of the house. The applicant indicates that appropriate fencing will be installed for safety and to screen the view of the pool from the street.

Mr. Schiller summarized the favorable staff report stating the Commission has no objections to the granting of this variance, provided that all required safety measures such as appropriate fencing, self-latching gates, etc. are installed and found to be in compliance to the satisfaction of the Department of Licenses, Permits, and Inspections.

The Engineering Department had no comment on this application.

There was no Building Department report for this application.

Speaking in favor: Gary Bourgoin, 211 Buell Street, New Britain

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ACTION: A motion to approve Application #4884 was made by Commissioner Catanzaro and seconded by Commissioner Santos. The motion passed by unanimous vote.

APPLICATION #4884 WAS GRANTED BY UNANIMOUS VOTE.

ZONING BOARD OF APPEALS
Matthew Malinowski, Chairman

Danielle Rosado

Danielle Rosado, Secretary