

**Plainville Zoning Board of Appeals
Minutes of 06/21/2022**

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A meeting of the Plainville Zoning Board of Appeals (ZBA) was held on 06/21/2022. The meeting was held at the Plainville Town Hall. The meeting was opened at 6:00 pm and was not recorded.

Board members present:

Allegra Almeida, Raymond Loughlin, William Mackie, Philip Sibilgia, Scott Tagen (associate).

Board members absent/late:

Richard Guillette

Staff: Chris Yarworth

Meeting status: New Public Hearing

Time: 6:00 p.m.

Project: 40 School Street – Jeremiah and Kelly Farren

The application of Jeremiah and Kelly Farren for a frontage exception for a new lot to be created directly to the east of 40 School Street. (Plainville Assessors Plat 11B Lot 100) in the RC zoning district.

Acting on Application: Almeida, Loughlin, Mackie, Sibilgia, Tagen.

Applicant/Rep Present: Cheryl and Matthew Farren
Jeremiah and Kelly Farren

Information submitted:

- a. Application for Exception pursuant to Plainville General Code (PGC) §500-16(E)(1)(a)[1], dated 05/05/2022 and filed with the Town Clerk on 05/26/2022.
- b. Letter from Level Design Group (LDG). dated 05/05/2022.
- c. Certified abutters list
- d. Copy of Deed Book 21844 Page 39
- e. Copy of Plan Book 282 Page 501 Sheet B – road taking
- f. Plan entitled “Plan of Land, 40 School Street, Plainville, MA”, prepared for Jeremiah Farren, dated March 30, 2022 by Level Design Group.

Discussion: The applicants propose to split their existing lot located at 40 School Street into two lots. The existing house #40 would be on the new Lot 2, a non-zoning compliant lot, as shown on plan “f” above. A new, vacant, zoning compliant Lot 1 would also be created, having 100.00 feet of frontage (100.00 feet required) and an area of 17,192 sf (15,000 sf required). Lot 2 has 94.62 feet of frontage on School Street and 206.80 feet of frontage on Pleasant Street. However, if the conforming frontage on Pleasant Street is used as lot frontage, the existing house no longer would have a conforming rear yard setback (20.00 feet required). Therefore, a frontage exception (waiver of strict compliance) has been requested for the School Street frontage, since

the standard for approval is less onerous. A land taking by the Town at the street intersection has added to the need for this exception. The owners plan to build a one level ranch on the new lot, and had no problem with the discussed draft conditions. No abutters were present.

Motion by Mr. Mackie and seconded by Ms. Almeida to close the public hearing. Approved 5-0-0.

Motion by Mr. Mackie and seconded by Ms. Almeida to approve the requested frontage exception, subject to the draft conditions. Approved 5-0-0.

Status: Closed.

General Business

Motion by Mr. Mackie and seconded by Ms. Almeida to approve the 05/17/2022 minutes. Approved 5-0-0.

Motion by Mr. Mackie and seconded by Ms. Almeida to adjourn at 6:11 pm. Approved 5-0-0.

Prepared by:

Christopher Yarworth
Director of Planning and Development