

**Plainville Zoning Board of Appeals
Minutes of 07/19/2022**

2022 AUG 17 AM 8:49

A meeting of the Plainville Zoning Board of Appeals (ZBA) was held on 07/19/2022. The meeting was held at the Plainville Town Hall. The meeting was opened at 6:00 pm and was recorded.

Board members present:

Allegra Almeida, Richard Guillette, Raymond Loughlin, William Mackie, Philip Sibilias.

Board members absent/late:

Scott Tagen (associate)

Staff: Chris Yarworth

Meeting status: New Public Hearing

Time: 6:00 p.m.

Project: 13 Hancock Street – Colin Foley

The application is for variances for lot frontage and lot width as allowed under Plainville Zoning By-Law §500-6(C), or for any additional zoning relief as may be determined necessary during the public hearing for the work shown on the submitted plans. The parcel is located on Plainville Assessors Map 9 Lot 106 in the RA zoning district.

Acting on Application: Almeida, Guillette, Loughlin, Mackie, Sibilias.

Applicant/Rep Present: Colin Foley

Information submitted:

- a. "Application for a Variance" form, dated 06/28/2022 and filed with the Town Clerk on 06/29/2022.
- b. Certified abutters list.
- c. Copy of Deed Book 31352 Page 347.
- d. "Plan to Accompany Variance Application in Plainville, Massachusetts, Prepared for Colin Foley", prepared by Advanced Concepts Engineering Corp., dated 10/26/2020.

Discussion: The applicant purchased the parcel in 2009. The subject parcel is irregularly shaped, and left over from the abutting Bridle Path subdivision. At the time, the land was anticipated to be a future two-lot subdivision. The Applicant does not wish to undergo the time and expense of developing the subdivision, and is submitting this one-lot proposal as an alternative. The application requests a lot frontage and lot width variance for Lot 1. Lot 1 has frontage of 80.77 feet, where 225.00 feet is required. Lot 1 has a width that is variable, but is less than the required 180.00 feet. The lot has an area of 46,653 square feet, where zoning requires 44,000 sf. Parcels A (3.441 acres) and B (0.448 acres) are to be donated to the Town of Plainville Conservation Commission as open space land. These parcels abut other open space lands owned by the Commission.

A variance identical to this one was previously approved by the Plainville Zoning Board of Appeals in a decision dated 11/17/2020. That variance expired with no action being taken on the application. The current variance request is identical to the one previously approved. The development has been delayed due to problems with percolation testing, and also COVID constraints. The previous decision was not eligible for an automatic extension under COVID regulations. No abutters were at the hearing.

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 lot frontage and lot width variances, 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 06/21/2022 minutes. Approved 5-0-0.

Motion by Mr. Mackie and seconded by Ms. Almeida to adjourn at 6:07 pm. Approved 5-0-0.

Prepared by:

Christopher Yarworth
Director of Planning and Development