

**MINUTES
PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT
May 11, 2010**

REGULAR MEETING at 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304–COUNCIL CHAMBERS**

1. ROLL CALL

MEMBERS PRESENT: J. Bartiss-Earley, W. Davison, D. Fabry, D. Thompson, G. Petit

ALTERNATES PRESENT: M. Weimer (sitting for P. Saucier), T. Holcomb (sitting for A. Sarra)

STAFF PRESENT: M. DeVoe

ABSENT (Excused): A. Sarra, P. Saucier, S. Masteller

The Planning and Zoning Commission Meeting was called to order at 7:30 p.m. by J. Bartiss-Earley.

2. UNFINISHED BUSINESS:

A. Municipal Land Use Evaluation Project – LID Strengths and Weaknesses Report

The Commission reviewed a report entitled “Plainville – Low Impact Development Strategies – Land Use Regulation Changes”. They requested that the Town Planner add the item to the Agenda for further discussion under reports on the May 25, 2010 Meeting Agenda.

3. NEW BUSINESS:

- A. 05/10#05 – Site Plan Modification – Drake Petroleum – Requesting a site plan modification to install a Blockbuster “Blue Box” Portable DVD Vending Machine to the right of the existing building for property located 149 New Britain Avenue, as shown on Assessor’s Map 22, Block B, Lot 14. MANDATORY ACTION DATE 07/15/10.**

Carolyn Parker represented Drake Petroleum in this application. Drake wants to install a “Blue Box” DVD vending kiosk at the Xtra-Mart located at 149 New Britain Avenue. Of concern was the loss of parking and handicap accessibility. Ms. Parker reviewed the drawing and plans, which satisfied the Commission that no loss of parking or handicap accessibility would occur.

A motion was made by G. Petit and seconded by W. Davison to approve a site plan modification Application for Carolyn Parker, Agent for Drake Petroleum Co., Inc. for property located at 149 New Britain Avenue, Assessor’s Map 22, Block B, Lot 14, in a General Commercial Zone, as shown on a plan entitled “Survey Map Prepared for Kenyon Oil Company, Inc., #149 New Britain Avenue, Plainville, CT, Site Development Plan, Blue Box Location Plan” dated May 11, 2001, revised to April 4, 2002 and modified by the applicant on 4/20/10 to represent proposed modifications including the installation of a “Blue Box” vending kiosk and walkway improvements with the following modifications:

1. Waiver of the requirement for an A-2 Survey.

2. **Waiver of the requirement that a Mylar be filed in the Town Clerk's Office.**

The motion was approved by a vote of 7 to 0.

B. Resolution Authorizing the Formation of a Local Land Use Committee:

The Commission continues to work with staff and consultants on Low Impact Development Techniques. A requirement of the DEP grant is that a Local Land Use Committee must be formed to administer the process. The following resolution was read into the record.

RESOLUTION OF THE PLAINVILLE

PLANNING AND ZONING COMMISSION

WHEREAS, The State of Connecticut Department of Environmental Protection has awarded the Town of Plainville a grant entitled "Farmington River Enhancement Grant"; and

WHEREAS, The Town's Plan of Conservation and Development recommends the implementation of Low Impact Development Techniques, permitted as an eligible activity under grant guidelines; and

WHEREAS, The Town of Plainville Planning and Zoning Commission, in a vote taken on December 9, 2008, unanimously supported the effort to obtain such grant funds for their intended purpose; and

WHEREAS, The Town of Plainville Town Council, in a vote taken on January 5, 2009 also unanimously supported the effort to obtain such grant funds for their intended purpose; and

WHEREAS, such grant requires the establishment of a Local Land Use Committee to oversee and guide the process of grant implementation.

NOW THEREFORE, BE IT RESOLVED, that

The Plainville Planning and Zoning Commission has appointed themselves as the Local Land Use Committee required by condition of the aforementioned grant.

A motion was made by G. Petit and seconded by D. Fabry to adopt the proposed resolution naming the Planning and Zoning Commission as the Local Land Use Committee for the administration of the Municipal Land Use Evaluation Grant obtained from the DEP.

The motion was approved by a vote of 7 to 0.

4. BILLS AND COMMUNICATIONS:

- **Zoning Bulletin – April 10, 2010**
- **Invitation to the Grand Opening Event for the International Institute of Cosmetology on Monday May 17, 2010.**

5. MINUTES: Regular Meeting for April 27, 2010

A motion was made by D. Fabry and seconded by G. Petit to approve the minutes of the Planning and Zoning Commission Regular Meeting for April 27, 2010 as printed. The motion was approved by a vote of 7 to 0.

6. REPORTS:

A. Town Planner

The Boat Sales and Service Facility applied to the Zoning Board of Appeals and was denied the requested Use Variance.

Town Planner DeVoe reminded the Commission to attend the Grand Opening of the International Institute of Cosmetology.

7. ADJOURNMENT

A motion was made by D. Thompson and seconded by G. Petit to adjourn at 8:10 p.m. – May 11, 2010 at the Plainville Municipal Center. The motion was approved by a vote of 7 to 0.

Respectfully submitted,

Mark DeVoe

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Director of Planning and Economic Development