

**MINUTES
PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT
June 8, 2010**

REGULAR MEETING at 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304–COUNCIL CHAMBERS**

1. ROLL CALL

MEMBERS PRESENT: J. Bartiss-Earley, W. Davison, P. Saucier, D. Fabry, D. Thompson

ALTERNATES PRESENT: T. Holcomb (sitting for G. Petit), S. Masteller

STAFF PRESENT: M. DeVoe

ABSENT (Excused): G. Petit, M. Weimer

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

2. UNFINISHED BUSINESS:

- A. 05/10#08 – Removal of Top-Soil, Sand, or Gravel – Jonathan Tyler. Requesting the removal of top-soil, sand, or gravel to establish slopes and stabilize excavated area for property located on Unionville Avenue, as shown on Assessor’s Map 10, Block E, Lot 02 in a R-20 Zone. PUBLIC HEARING SET FOR 6/22/2010.**

3. NEW BUSINESS:

- A. 06/10#09 – Zone Change – Karen Pio. Requesting a zone change from R-11 to GC for property located at 18 Forestville Avenue, as shown on Assessor’s Map 26, Block H, Lot 15 in R-11 zone.**

A motion was made by P. Saucier and seconded by W. Davison to schedule a public hearing on July 6, 2010 for Karen Pio to consider a zone change designating 18 Forestville Avenue, also known as Assessor’s Map 26, Block H, Lot 15, as General Commercial where it is currently zoned R-11. The motion was approved by a vote of 7 to 0.

- B. 06/10#10 – Site Plan Modification – First San Diego Financial, Co., LLC. Requesting a site plan modification to construct a 94’ x 36’ two story structure and demolish the existing building for property located at 16 Forestville Avenue, as shown on Assessor’s Map 26, Block H, Lot 15A in a GC zone.**

First San Diego Financial, Co., LLC came before the commission in the request for a site plan modification. The applicant was before the commission in 2009 and is strictly before the commission for a revised 2010 plan. Due to the fact that a CL&P transformer is located within the middle of an entrance that was previously approved, the applicant is requesting that the entrance/exit way be removed from the plans. The town staff feels that this change will make for a safer more controlled site. The staff and commission have requested that the applicant erect a low timber fence as soon as possible to avoid vehicles from encroaching onto the landscaped area. Another minor change to the plan is that lighting locations have changed along with additional lights having been added to the structure, one of which is not shown on the plan,

but can be seen in the photos of the building. The lights that have already been installed will be on a timer, which will go on at dusk and off at approximately 11 p.m. All other lights that are not used for the purpose of safety and/or security should be turned off at 7 p.m. when the business closes.

This applicant has already received a summons from the Town of Plainville in regards to other issues that are not in compliance. The applicant is also working with both Manafort Brothers and the State's DOT in regards to the state project that is taking place and their request to have a portion of the just erected guardrail removed.

A motion was made by D. Thompson and seconded by D. Fabry to approve a site plan modification for First San Diego Financial Co., LLC to construct a 94' x 36' two story structure with modified parking, storage and internal circulation on property located at 16 Forestville Avenue, also known as Assessor's Map 26, Block H, Lot 15A in a General Commercial Zone and the proposed improvements are shown on a plan entitled "Site Plan Modification, 16 Forestville Avenue, Plainville, CT" dated May 24, 2010, revised to June 5, 2010 with the following modification:

- 1. An additional light was attached to the structure that was not shown on the plans.**

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

C. CGS Section 8-24 Referral – Housing Authority request for extension.

Back in 2001 a parcel of property was quit claimed on the easterly side of Spring Street to the Plainville Housing Authority with the right to revert the property if it was not developed for Senior Citizen housing within 10 years by the Town. At this time, the Housing Authority is requesting an extension of time to complete a study of low impact housing, finalize plans and also secure funding. The hope is to construct 28 to 32 units in 8 separate structures. The new structures would resemble the present Woodmore Village. The Town Council has suggested that the extension be for another 10 years term.

A motion was made by W. Davison and seconded by P. Saucier to approve a Section 8-24 Referral from the Plainville Town Council regarding an extension of the timeframe granted to the Plainville Housing Authority to use Town owned property for the development of additional senior citizen housing to the rear of Woodmore Village in Plainville, CT. The motion was approved by a vote of 7 to 0.

D. Other

4. BILLS AND COMMUNICATIONS:

- Pine Meadow at the Canal Condominium**

A follow up letter was received from the Pine Meadow Canal Condominium Association. The Association thanked the Commission for meeting with them in May and stated that they will wait to have the Commission take action on their request regarding age restricted housing in lieu of making a formal application at this time.

5. MINUTES: Regular Meeting for May 25, 2010

A motion was made by D. Thompson and seconded by P. Saucier to approve the minutes of the Planning and Zoning Commission Regular Meeting for May 25, 2010 with the following correction:

Page 3, 1st paragraph: A motion was made by G. Petit and seconded by P. Saucier to set a Public Hearing for 6/22/2010 for the Removal of Top-Soil, Sand, or Gravel – Jonathan Tyler. Requesting the removal of top-soil, sand, or gravel to establish slopes and stabilize excavated area for property located on Unionville Avenue, as shown on Assessor’s Map 10, Block E, Lot 02 in an R-20 Zone. The motion was approved by a vote of 7 to 0.

And the following corrections be made to October 13, 2009 minutes:

It was noted by staff that the Commission, in approving this plan, agreed to modify the side yard buffer requirement on the eastern boundary of the site in accordance with Section 602.1.u of the zoning regulations. In addition, they agreed to waive, in part, the front yard landscaping requirements in accordance with Section 602.1.v of the zoning regulations for both Forestville Avenue and West Main Street. The motion was approved by a vote of 7 to 0. The motion was approved by a vote of 6 to 0, and Commissioner A. Sarra abstained.

6. REPORTS:

A. Town Planner

- **Municipal Land Use Evaluation Project – LID Strengths and Weaknesses Report**

The restructured zoning regulations were handed out at the last Planning and Zoning Committee meeting. At the next meeting, Planimetrics and Trinkaus Engineering will be presenting to the commission their ideas and strategies regarding stormwater management. The Strategies Report that was issued in April 2010 is being accepted as final.

B. Other

- The Commission has asked town staff to look into the property that is located just to the south of the new cosmetology school. The property continues to have signs posted for TAG SALE and items placed under tarps for the past several weeks. The commission feels that the new school has just done a fantastic job with their building and the property to the south is very much an eye sore in the center of town.

7. ADJOURNMENT

A motion was made by D. Thompson and seconded by P. Saucier to adjourn at 8:30 p.m. – June 8, 2010 at the Plainville Municipal Center. The motion was approved by a vote of 7 to 0.

Respectfully submitted,

Michelle Ibitz

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Recording Secretary