

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
November 8, 2016**

REGULAR MEETING at 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

PRESENT: M. Weimer, P. Saucier, W. Davison, D. Thompson, J. Bartiss-Earley,
STAFF PRESENT: M. DeVoe, G. Daigle
EXCUSED ABSENCE: A. Sarra, G. Petit, A. Chapman (alternate)

I. ROLL CALL

A. Sarra, G. Petit and A. Chapman have an excused absence.

II. PUBLIC HEARING

None

III. UNFINISHED BUSINESS

1. PZ 06/16#017 – Jim Carlin Jr. (Ace Signs, Inc.) – Special Exception – propose to alter existing pylon sign by changing faces and adding decorative topper for a total height of 19 feet 4 inches – 275 New Britain Avenue in a General Commercial zone (Public hearing scheduled for August 9, 2016. Public hearing must close by September 13, 2016. Decision required by November 17, 2016).

The owner of the Big Y plaza on New Britain Avenue wants to re-face the primary entrance sign. The work involves a small increase in height and size, triggering the need for a special exception.

Mark and Garrett did a site visit to inspect the landscaping that was not formerly in compliance with the approved plan on file. They reported that it is complete according to the original plan and the PZC can take formal action on the sign application as no zoning or site plan violations are known to exist on the site.

A motion was made to approve the special exception for Jim Carlin Jr. (Ace Signs) to re-face the primary entrance sign and add decorative topper at 275 New Britain Avenue by:
W. Davison

Second: P. Saucier

All in Favor 5 to 0

Motion Passes

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IV. NEW BUSINESS

None

V. BILLS AND COMMUNICATIONS

None

VI. MINUTES

A motion was made by: P. Saucier to approve the Regular Meeting Minutes of October 25, 2016 as written.

The motion was seconded by: M. Weimer

Vote: 5 to 0

Minutes Approved

VII. REPORTS

Mark talked to the commission about the rough draft for the Zoning Regulations, regarding Solar and residential density, he will present a draft of both revisions at the next meeting. A formal application has been made; however, there is no required timeframe for the PZC to act on town generated zoning text amendments.

M. DeVoe was asked about a new sign that was installed recently on S. Washington Street. He indicated that he had not yet inspected but would do so this week. The findings will be reported at the next PZC meeting.

VIII. ADJOURNMENT

A motion was made by: D. Thompson to adjourn the meeting at 7:39 pm.

Seconded by: M. Weimer

Vote: 5-0 in favor

Meeting adjourned at 7:39 pm

Respectfully Submitted,
Jennifer Dahlstrom
Recording Secretary

P&Z
11-8-16