

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
January 24, 2017**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

PRESENT: M. Weimer, G. Petit, P. Saucier, W. Davison, J. Bartiss-Earley, A. Chapman (sat for D. Thompson), W. Ricci (sat for A. Sarra). A. Sarra was in attendance and commented during the public hearing.

STAFF PRESENT: M. DeVoe, G. Daigle

EXCUSED ABSENCE: D. Thompson

I. ROLL CALL

Motion to make M. Weimer temporary secretary by: G. Petit

Second: W. Davison

All in Favor 7 to 0

Motion Passes

II. PUBLIC HEARING

1. PZ 11/16#027 – Zoning Text Amendment – Town of Plainville Planning and Zoning Commission – Revise Section 1.03 B Dimensional Standards, and Section 1.04 D Common Interest and Multi-Family Dwellings to clarify residential density standards. (Public hearing must close by February 28, 2017. Decision required by May 4, 2017)

Staff recently discussed an area of the regulations they described to you as potentially needing clarification: dwelling area requirements for single and multifamily housing in the Residential and General and Central Commercial Zones. This change does not apply to the residential density standards in place for mixed use (commercial/residential) development in the GC and CC Zones. Amendment #1 clarifies that the minimum lot size is also the “per-dwelling unit” size, e.g. a 10,000 square foot lot in an R-10 zone supports the construction of a single family dwelling, a 20,000 square foot lot in the same zone supports the construction of a duplex, 30,000 will support the construction of a triplex, etc. Amendment #2 does the same for Section 1.04 D – Common Interest and Multi-Family Dwellings. In this section, residential density in residential zones is clear, but it was not stated, as it was in the former version of your regulations, that the R Zone requirements (8,750 square feet per dwelling) applied in GC and CC Zones.

As to whether the PZC wishes to allow by right construction of single-family dwellings in the GC and CC zones as was permitted in the past, staff suggested further discussion and perhaps a modification to the application to address this related issue.

There was no audience present; J. Bartiss-Earley closed the public hearing.

The commission discussed the text amendment.

G. Petit cast a motion to approve application PZ 11/16 #027 for the Plainville Planning and Zoning Commission for a zone regulation change to revise section 1.03 B Dimensional Standards, and Section 1.04 D Common Interest and Multi-Family dwellings to clarify residential density standards.

Seconded by: P. Saucier

Modifications:

1. Prohibit development of single family in GC and CC Zones, where it was previously allowed in the repealed 2010 set of Zoning Regulations.

All in Favor 7 to 0

Motion Passes

2. PZ 11/16#026 – Zoning Text Amendment – Town of Plainville Planning and Zoning Commission – Add Section 6.05 Solar Energy Regulations, and revise sections 9.02, 1.02 A, and 2.02 A regarding Solar Panel Regulation. (Public hearing must close by February 28, 2017. Decision required by May 4, 2017)

The regulation would require a site plan for ground mounted systems while rooftop systems would be “by right.” Both installation types have standards attached to them that would otherwise require a variance if they are not able to be implemented. Staff is somewhat concerned with by right rooftop installation in that the appearance of the panels on the roof is very subjective. It may be wise to revise/remove any reference to vague and subjective standards. Staff believes it is reasonable not to want to be placed in a position of judging character. Bringing every proposed install to the PZC, which is akin to creating barriers to the implementation of community wide energy efficiency, seems like overkill. Our research has revealed no communities that require PZC review for rooftop installations, although we can’t say with certainty that they do not exist. In addition, staff took pains to note that Plainville is not a land rich community. Large scale solar farms would not represent the best and highest use of the land. To that end, we are suggesting that the Commission consider ground mounted systems that provide service only to on-site users, and then, only if it can be demonstrated that a rooftop system is not possible, and to the extent that such ground mounted system not exceed the footprint of the primary residential structure, or the needs of the commercial users on site (commercial sites lend themselves to a higher coverage ratio). Since heavy commercial users could conceivably use every available square inch of roof and site to power only a portion of their needs, the PZC must consider if they want to permit commercial/industrial sites to cover more than the area of the footprint of the building on site.

The way the regulation is written now, it does create a double standard in favor of commercial users by permitting them to use rooftop and ground mounted installations.

There was no audience present; J. Bartiss-Earley closed the public hearing.

The commission discussed the text amendment.

A. Chapman cast a motion to approve application PZ 11/16 #026 for the Plainville Planning and Zoning Commission for a zone regulation change to add section 6.05, and revise section 9.02, 1.02 A, and 2.02 A regarding Solar Energy Regulation as proposed.

Seconded by: W. Davison

All in Favor 7 to 0

Motion Passes

III. UNFINISHED BUSINESS

None

IV. NEW BUSINESS

None

V. BILLS AND COMMUNICATIONS

1. Zoning Practice – Issue 1 - Practice Zoning Enforcement

VI. MINUTES

A motion was made by P. Saucier to approve the Regular Meeting Minutes of December 13, 2016 as written.

The motion was seconded by: M. Weimer

Vote: 7-0 in favor

Minutes Approved

VII. REPORTS

Garrett to review additional regulations.

VIII. ADJOURNMENT

A motion was made to adjourn the meeting at 8:50 pm by: P. Saucier

The motion was seconded by M. Weimer

Vote: 7-0 in favor

Meeting adjourned at 8:50 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom

Recording Secretary