

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**PLANNING AND ZONING COMMISSION
APRIL 9, 2024
MINUTES**

REGULAR MEETING AT 7:30 P.M.

PLAINVILLE PUBLIC LIBRARY

PRESENT: W. Ricci, P. Saucier, G. Petit, J. Bartiss-Earley, T. Wichrowski, G. Petit,
W. Davison

STAFF PRESENT: Mark Devoe, Town Planner, Deb Tompkins, Town Council Liaison

ABSENT: K. Stephens

I. ROLL CALL

There was a quorum.

III. PUBLIC HEARING

None

IV. UNFINISHED BUSINESS

1. **PZ 12/23 #48 – special exception for a drive through restaurant – Gateway Square, LLC – 167 New Britain Avenue in a GC Zone. Public hearing scheduled April 23, 2024 – No action needed.**
2. **PZ 12-23 #49 – site plan – mixed use commercial-residential development – Gateway Square, LLC – 167 New Britain Avenue in a GC Zone. Defer until decision is made on PZ 12/23 #48.**

V. NEW BUSINESS

1. **PZ 03/24 #05 – site plan – addition of attached storage building – Kevin King for Richard Taylor – 318 Farmington Avenue in a GC Zone.**

The applicant explained that he wants to take down the old shed and put in another shed (20 x16 ft.)

A motion was made to approve PZ 03/24 #05 – site plan – addition of attached storage building – Kevin King for Richard Taylor – 318 Farmington Avenue in a GC Zone by: G. Petit

Seconded by: W. Ricci

Conditions: Waive A-2 Survey

All in Favor 6 to 0

Motion Passes

2. **PZ 03/24 #06 – site plan – construct two concrete pads with retaining walls for utility equipment – 0 Loon Lake Road (NB Ave) in a Q Zone.**

Planner Devoe explained the applicant's request.

A motion made to approve PZ 03/24 #06 – site plan – construct two concrete pads with retaining walls for utility equipment – 0 Loon Lake Road (NB Ave) in a Q Zone by: W. Ricci

Seconded by: P. Saucier

All in Favor 6 to 0

Motion Passes

VI. BILLS AND COMMUNICATIONS

None

VII. MINUTES

A motion was made by: G. Petit to approve the February 27, 2024 meeting minutes, as written.

Seconded by: W. Davison

All in Favor 6 to 0

Motion Passes, Minutes Accepted

A motion was made by: W. Ricci to approve the March 26, 2024 meeting minutes, as written.

Seconded by: P. Saucier

All in Favor 6 to 0

Motion Passes, Minutes Accepted

VIII. PLANNER'S REPORT

1. **Dark Sky Lighting:** The Commission reviewed the regulation and decided to go forward. They will schedule a public hearing.

A motion was made to set a public hearing on Tuesday, May 14, 2024 for Dark Sky Lighting Regulations for Commercial Properties by: P. Saucier

Seconded by: W. Ricci

All in Favor 6 to 0

Motion Passes

2. **Central Commercial Zone** - The town planner asked that the PZC consider the ramifications of proposed text amendments as proposed in the POCD. Of concern was the removal of religious institutions and office uses as they are currently located in the zone. Such a move would create many existing nonconforming uses within the Zone. One though was to identify the boundaries of a new downtown zone D Zone, where certain institutional uses could be prohibited. Several Commissioners agreed that the removal of the ground floor general office as a permitted use, even in a reduced area, would adversely impact the current economic viability of a lot of space within a new DC Zone.

The commissioners asked that Planner Devoe and Engineer Bossi follow up with the new group that recently relocated to Plainville. They need to submit a special exception.

IX. ADJOURNMENT

A motion was made by: P. Saucier to adjourn the meeting at 8:29 pm.

Seconded by: W. Ricci

All in Favor 6 to 0

Meeting adjourned at 8:29 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary