

PLANNING AND ZONING COMMISSION  
PLAINVILLE, CONNECTICUT

MINUTES  
February 23, 2016

REGULAR MEETING at 7:30 P.M.

MUNICIPAL CENTER  
ROOM 304

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

I. ROLL CALL

II. PUBLIC HEARING

None

III. UNFINISHED BUSINESS

None

IV. NEW BUSINESS

1. PZ 02/16#003 – Andrea Wasley – CGS Section 19a-320 Petition – Proposed crematorium – 30-B Hayden Avenue, Unit C in a General Industrial zone (Public hearing must open by April 28, 2016. Staff recommends April 12, 2016).

The Commission was reminded that Ms. Wasley withdrew the previous application for a crematorium facility at 123 Whiting Street. She has since found an alternate preferable site that is located nearby – 30B Hayden Avenue. In previous reports, staff informed the Commission how CT General Statute Section 19a-320 authorizes the PZC to consider petitions for crematorium locations and that the application process is similar to a special exception, but actually occurs outside the realm of your zoning regulations. Staff recommended that the basic standards found in the regulations should be applied, and as the process moves forward, staff will inform the Commission regarding the applicability of specific regulations.

A motion was made by: P. Saucier to schedule a public hearing for PZ 02/16#003 – Andrea Wasley – CGS Section 19a-320 Petition for a Proposed Crematorium at 30-B Hayden Avenue in room 304 of the Plainville Municipal Center at 7:30 P.M. on April 12, 2016.

Second: M. Weimer

All in Favor 6 to 0

Motion Passes

2. **PZ 02/16#004 – Industrial Development Corp. – Site Plan Modification – propose to construct a 25,000 SF building and related parking and storage for Ducci Electric – 0 Unionville Avenue (MBL 10-E-01) in a Restricted Industrial Zone (Decision required by April 28, 2016).**

Industrial Development Corporation represents Ducci Electric. Recall that they received approval for a 25,000 square foot facility at the property described as Map-Block-Lot 10-E-01 on Unionville Avenue. Ducci now wants to purchase additional land for potential future expansion. In addition, access to the site is proposed to be moved approximately 75 feet to the north. The applicant represents that DOT requested relocation of the site access. The applicant also wishes to fence in the additional land, some of which is in the upland review area regulated by the Inland Wetlands and Watercourses Commission. These are fairly minor revisions that collectively rise to the level of requiring formal commission approval. Inasmuch as wetlands approval is needed for this last activity, the Commission was asked to delay any action until a decision is made by the IWWC.

3. **APA 12-063 – Woodford Avenue Wellfield Aquifer Registration Transfer – Integrated Solid Solutions, LLC – 161 Woodford Avenue, Unit 19B in a General Industrial zone.**

Integrated Solid Solutions, LLC has moved into unit 19B at 161 Woodford Avenue. The unit was previously occupied by Accurate Centerless. Both companies qualify as requiring a registration by virtue of the fact that they are engaged in “production or fabrication of metal products.” Staff reviewed the registration materials and found them in keeping with required practices. Staff recommends acceptance of this registration.

**A motion was made by:** D. Thompson to accept the Aquifer Protection Area Registration transfer for APA 12#063 - Integrated Solid Solutions, LLC at 161 Woodford Avenue, unit 19B.

**Second:** M. Weimer

**All in Favor 6 to 0**

**Motion Passes**

## **V. BILLS AND COMMUNICATIONS**

1. Zoning Practice – “Digital Graphics” – Issue Number 1, January 2016

## **VI. MINUTES**

**A motion was made by:** D. Thompson to approve the Regular Meeting Minutes of January 26, 2016 as written.

The motion was seconded by: P. Saucier

**Vote: 6-0 in favor**

**Minutes Approved**

## VII. REPORTS

Town Planner - Donna Mackenzie et al. v Planning and Zoning Commission of the Town of Monroe. Mark handed out information for the commission to review. He stated that there are quite a few areas where the Commission permits themselves to modify or waive certain requirements that is tantamount to approving a variance to their own regulations, hence the Mackenzie lawsuit. He reported that the work involved is considerable and will pick at it over time, occasionally bringing questions back to the Commission for clarification and/or direction.

Mark stated that he will review the Reed decision affecting temporary signs and report back to the Commission regarding what action, if any, is deemed necessary.

## VIII. ADJOURNMENT

**A motion was made:** to adjourn the meeting at 7:56 pm by A. Sarra

**Second:** P. Saucier

**Vote:** 6-0 in favor

**Meeting adjourned at 7:56 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom  
Recording Secretary