

PLANNING AND ZONING COMMISSION  
PLAINVILLE, CONNECTICUT

MINUTES  
March 8, 2016

REGULAR MEETING at 7:30 P.M.

MUNICIPAL CENTER  
ROOM 304

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

I. ROLL CALL

II. PUBLIC HEARING

None

III. UNFINISHED BUSINESS

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

Staff indicated 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. The final plans have not been filed. If the modification they are requesting now is approved, we will ask that those plans be recorded in lieu of the initial approval.

The applicant indicated that a DOT-requested relocation of the site access approximately 75 feet to the north to improve sight lines was the primary driver behind this modification request. Ducci has agreed to purchase additional land to accommodate this request as well as providing for potential future expansion. 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. The PZC was asked to continue this matter until the Inland Wetlands and Watercourses Commission completed their review and rendered a decision. Staff reported that IWWC did indeed approve the plan. One modification was requested and it will show up on the final plans prior to filing the Mylars. Staff reported a couple of minor issues and informed the Commission that any motion to approve should contain certain conditions.

**A motion was made by:** A. Sarra to approve with modifications, application PZ 02/16#004 – Industrial Development Corp. (Ducci Electric) for a site plan modification to construct a 25,000 SF building and related parking, drainage, landscaping, storage and fencing at 0 Unionville Avenue in a Restricted Industrial Zone as shown on a plan entitled “Site Plan for Ducci Electric, Property: Map 10, Block E, Lot 1 and Lot 1.4, Unionville Avenue, Plainville, CT” dated September 28, 2015 and revised to 2/3/2016.

**The motion was seconded by:** M. Weimer

Modifications:

1. Amend map sheet G-1, “Zoning Table – Lot Areas” to read: 348,379 S.F. to match the correct S.F. on sheet S-1.
2. Amend map sheet G-1, “Zoning Table – Lot Coverage” to reflect the change in lot size.
3. Amend sheet S-1 to point to the correct lot line for the note: “Revised Lot Line for Ferguson.”
4. Add a detail of the proposed chain link fence with slats.
5. Add approval blocks to the plans as follows:
  - a. Approval Blocks are required on the cover sheet only of three full paper plan sets.
  - b. Approval blocks are required on all Mylar sheets including: C-1; E-1; S-1; L-1; and G-1, 5 sheets total.

**All in Favor 5 to 0**

**Motion Passes**

#### **IV. NEW BUSINESS**

None

#### **V. BILLS AND COMMUNICATIONS**

1. Zoning Practice – “Temporary Signs” – Issue Number 2, February 2016

#### **VI. MINUTES**

**A motion was made by:** A. Sarra to approve the Regular Meeting Minutes of February 23, 2016 as written.

**The motion was seconded by:** G. Petit

**Vote: 5-0 in favor**

**Minutes Approved**

#### **VII. REPORTS**

Town Planner - Donna Mackenzie et al. v Planning and Zoning Commission of the Town of Monroe. Mark is working on reviewing the Planning and Zoning rules and regulations.

**VIII. ADJOURNMENT**

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

**Second:** P. Saucier

**Vote: 5-0 in favor**

**Meeting adjourned at 7:56 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom  
Recording Secretary