

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
June 28, 2016**

REGULAR MEETING at 7:30 P.M.

MUNICIPAL CENTER
ROOM 304

PRESENT: J. Bartiss-Earley, M. Weimer, D. Thompson, G. Petit, A. Sarra,
P. Saucier, A. Chapman (alternate) sat for W. Davison
STAFF PRESENT: M. DeVoe, Scott Saunders, Town Council Liaison
EXCUSED ABSENCE: W. Davison

I. ROLL CALL

II. PUBLIC HEARING

None

III. UNFINISHED BUSINESS

None

IV. NEW BUSINESS

1. PZ 06/16#016 – Christopher Gauthier – 440 SF Accessory Apartment – 3 Farmhill Drive in an R-20 zone (Decision required by September 1, 2016).

The Town Planner reported that the application material was reviewed and analyzed. This is a simple application with no additions, hence no need for site revisions. Parking is adequate. The floorplans and aerial photos provided to the Commission further illustrate compliance with your regulations.

A motion was made by: D. Thompson to approve a site plan modification to permit an accessory apartment for Christopher Gauthier at 3 Farmhill Drive in an R-20 Zone as depicted on plans submitted with application PZ 06/16#016.

Seconded by: P. Saucier

All in Favor 7 to 0

Motion Passes

2. 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 must open by September 1, 2016. Staff recommends August 9, 2016. Public hearing must close by September 13, 2016. Decision required by November 17, 2016).

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The Big Y plaza is undergoing improvements. They have upgraded their lighting and landscaping plans – all within regulatory limits – and are in the process of repainting and remodeling the façade. The signs are being upgraded as well. All are within the scope of the Commission’s initial approvals save the height of the freestanding sign at the plaza’s entrance. The applicant is proposing that height, which was approved at 16 feet, be capped with a decorative arch, increasing the height to 19 feet, 4 inches. The height permitted without a special exception is 12 feet.

A motion was made by: G. Petit to set a public hearing on August 9, 2016 at 7:30 PM for PZ 06/16#017 for Jim Carlin Jr. (Big Y Plaza) for a Special Exception to permit a detached sign 19 feet, 4 inches high where 12 feet high is otherwise permitted by right at 275 New Britain Avenue in a General Commercial zone.

Seconded by: A. Sarra

All in Favor 7 to 0 Motion Passes

V. BILLS AND COMMUNICATIONS

None

VI. MINUTES

A motion was made by A. Sarra to approve the Regular Meeting Minutes of June 14, 2016 as written.

The motion was seconded by: P. Saucier

Vote: 7-0 in favor Minutes Approved

VII. REPORTS

1. **Town Planner – Ground-Mounted Solar Arrays** – Mark is working on some regulations for the commission. He will bring them to the next meeting in July.

VIII. ADJOURNMENT

A motion was made by: A. Sarra to adjourn the meeting at 7:54 pm.

The motion was seconded by G. Petit

Vote: 7-0 in favor Meeting adjourned at 7:54 pm

Respectfully Submitted,
Jennifer Dahlstrom
Recording Secretary