

PLANNING AND ZONING COMMISSION  
PLAINVILLE, CONNECTICUT

MINUTES  
September 27, 2016

REGULAR MEETING at 7:30 P.M.

MUNICIPAL CENTER  
ROOM 304

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

I. ROLL CALL

A. Sarra has an excused absence.

II. PUBLIC HEARING

None

III. UNFINISHED BUSINESS

**1. 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 scheduled for August 9, 2016. Public hearing must close by September 13, 2016. Decision required by November 17, 2016).**

The owner of the Big Y plaza on New Britain Avenue wants to re-face the primary entrance sign. The work involves a small increase in height triggering the need for a special exception. No one was present to represent the applicant.

Because of a zoning violation of the last approved plan, the applicant needs to submit a landscaping plan before the above item can be voted on. The applicant submitted 2 plans, but neither reflects the previous approved plan. The committee is waiting for the applicant to submit a landscaping plan that complies with the original approval, or submit an altered plan that complies with current regulations. M. DeVoe indicated that the applicant was favoring restoring the original landscaping plan and stated that he would keep the Commission informed.

IV. NEW BUSINESS

**1. PZ 08/16 #21 – Rino Mozzicato – Site Plan Modification – Installation of fence along northwest property line at 125 New Britain Avenue in a GC Zone (Decision required by 11/17/2016).**

The applicant is requesting permission to move a fence to the property line on a commercial parcel. At the Commission's previous meeting, the applicant presented a plan that did not meet with the Commission's approval.

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He asked to revise the plan to indicate that the interior fence would be removed, and adequate buffer for the adjacent residential lot is provided in the form of additional landscaping. The applicant returned with a plan that provided two options for the PZC to consider. Option one included a 6-foot fence along the property line to within 24 feet of the front property line on Grant Avenue, which would decrease in size to 3 feet for the final 24 feet. The other was to provide a six-foot fence to within 3 feet of the front property line on Grant Avenue. Either option meets their regulations and both would be bound by arborvitae screening.

**A motion was made by:** D. Thompson to approve a site plan modification application for Rino Mozzicato to install a fence along the northwest property line at 125 New Britain Avenue in a GC Zone as depicted on the plan entitled "Site Plan Showing New Fence for RM Realty LLC.1", 329 Franklin Avenue, Hartford CT 06114- owner developer, #125 New Britain Avenue (Route 372) Plainville CT dated February 19, 2004 and revised to September 21, 2016.

**Seconded by:** W. Davison

**Modifications:**

1. The fence shall be 6 feet in height for its entire length, terminating 3 feet from the front property line on Grant Avenue.
2. A Mylar plan needs to be filed.
3. The arborvitae shall not extend beyond the fence line as it approaches Grant Avenue.

**All in Favor 7 to 0**

**Motion Passes**

**2. PZ 09/16#22 – Manafort Brothers, Inc. – Site Plan Modification – installation of above ground fuel tank at 414 New Britain Avenue in a RI zone.**

The applicant is seeking a site plan modification to install an above ground fuel tank and dispensing system for their fleet vehicle operations. The applicant is proposing a 500 gallon DEF additive tank which is required under the Clean Air Act as a diesel fuel additive. A double wall tank is required as well as piping and alarm mechanisms that meet or exceed standards found in the APA regulations.

**A motion was made by:** W. Davison to approve a site plan modification application for the Manafort Brothers, Inc. to install a 9,950 gallon above ground storage tank at 414 New Britain Avenue in a Restricted Industrial Zone as depicted on the plan entitled "Manafort Brothers, Inc., 414 New Britain Avenue, Plainville, CT 06062, Proposed Fuel Tank Replacement," dated September 15, 2016.

**Seconded by:** P Saucier

**All in Favor 7 to 0**

**Motion Passes**

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**V. BILLS AND COMMUNICATIONS**

None

**VI. MINUTES**

**A motion was made by:** P. Saucier to approve the Regular Meeting Minutes of September 13, 2016 with a change. **Under Section III., Unfinished Business. The motion was made by P. Saucier and seconded by W. Davison.**

The motion was seconded by: W. Davison

**Vote: 7 to 0                      Minutes Approved**

**VII. REPORTS**

Mark talked to the commission about an accessory use at 110 Robert Jackson Way and gave an update on the progress at U-Haul – 10 New Britain Avenue.

**VIII. ADJOURNMENT**

**A motion was made by:** P. Saucier to adjourn the meeting at 8:35 pm.

**Seconded by:** M. Weimer

**Vote: 7-0 in favor                      Meeting adjourned at 8:35 pm**

Respectfully Submitted,  
*Jennifer Dahlstrom*  
Recording Secretary