

**PLANNING AND ZONING COMMISSION  
PLAINVILLE, CONNECTICUT**

**MINUTES  
October 25, 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.

Landscaping is on order. Once completed Mark will make sure it is done to the original landscaping plan.

**IV. NEW BUSINESS**

**1. PZ 10/16#23 – Section 8-24 Referral – Land Donation – 3 Cree Circle and 0 New Britain Avenue from SEP Enterprises LLC.**

8-24 Referral – SEP Enterprises, LLC Staff: SEP Enterprises owns two parcels of land in close proximity to the Metacomet Ridge. They wish to donate this land to the Town of Plainville and the Town Council, through the Town Manager's Office, has referred the matter to you to make sure that accepting such a donation is in keeping with the town's 2009 Plan of Conservation and Development. As can be seen in the attached map, the parcels are comprised of steep slope on the westward side of the ridge. Some of the area within the proposed donation is within the town's Ridgeline Protection Area, which limits development and highlights conservation. Pages 18 & 19 of the 2009 PoCD are replete with references to the "Metacomet ridgeline" and its value to the Town of Plainville as a scenic vista. Because of this, and its proximity to the Metacomet Trail, which was

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recently designated a New England National Scenic Trail; staff believes the donation is in compliance with your 2009 Plan and if considered for acceptance, should be kept in its natural state or an authorized land trust. in perpetuity. In addition, there are adjacent parcels that might warrant future consideration for preservation, either by the Town of Plainville.

**A motion was made by:** W. Davison to find that the acceptance of a donation of two parcels of land known as 3 Cree Circle and 0 New Britain Avenue (MBL – 21-A-10 and 21-A-09A, respectively) is/is not in compliance with the Plainville 2009 Plan of Conservation and Development.

**Seconded by:** P. Saucier

**All in Favor 7 to 0**

**Motion Passes**

**2. PZ 10/16#24 – Loureiro Engineering – Site Plan Modification – Installation of new pavilion at 100 Northwest Drive (Decision required by 12/29/2016).**

Loureiro Engineering is an employee owed business. As part of their charter, they must engage in an annual ownership project. Many times, this event takes on needed community improvements. Last year for instance, Loureiro donated materials and labor to construct the “pumpkin stand” for the annual Pumpkin Fest. At about the same time, Loureiro removed diseased arborvitae from the land between Webster bank and the municipal parking lot. A fence was installed by Loureiro to replace the shrubs. This year, lacking any need for a community project, Loureiro decided to build one themselves. They propose to install a gazebo/pavilion on pavers that currently house picnic tables on their own property for their own use. There is no increase in impervious surface, nor are there any other changes to the site plan. The proposed structure complies with all required setbacks and bulk requirements. The applicant has asked for a waiver from the requirement to file an A-2 Survey as one is already on file. Staff has no objection to the request.

**A motion was made by:** G. Petit to approve/approve with modifications a site plan modification for the construction of a 192 square foot gazebo/pavilion at 100 Northwest Drive as depicted on plans entitled “Proposed Pavilion Site Plan, Loureiro Engineering Associates, Inc., 100 Northwest Drive, Plainville, CT”, dated August 18, 2015, approved for release October 1, 2016.

**Seconded by:** M. Weimer

**Modifications:**

- Waive A-2 Survey

**All in Favor 7 to 0**

**Motion Passes**

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**V. BILLS AND COMMUNICATIONS**

1. Zoning Practice, Issue #10 – Fracking Regulation
2. CT Federation of Planning and Zoning Quarterly Newsletter – Fall 2016

**VI. MINUTES**

**A motion was made by:** G. Petit to approve the Regular Meeting Minutes of September 27, 2016 as written.

**The motion was seconded by:** D. Thompson

**Vote: 7 to 0**

**Minutes Approved**

**VII. REPORTS**

Mark talked to the commission about the Economic Development Report.

**VIII. ADJOURNMENT**

**A motion was made by:** P. Saucier to adjourn the meeting at 7:55 pm.

**Seconded by:** D. Thompson

**Vote: 7-0 in favor**

**Meeting adjourned at 7:55 pm**

Respectfully Submitted,  
*Jennifer Dahlstrom*  
Recording Secretary