

PLANNING AND ZONING COMMISSION  
PLAINVILLE, CONNECTICUT

MINUTES  
December 13, 2016

REGULAR MEETING AT 7:30 P.M.

MUNICIPAL CENTER  
ROOM 304

**PRESENT:** D. Thompson, P. Saucier, W. Davison, G. Petit,  
J. Bartiss-Earley, M. Weimer

**STAFF PRESENT:** M. DeVoe, Garrett Daigle

**ALTERNATES PRESENT:** Will Ricci, A. Chapman (sat for A. Sarra)

**EXCUSED ABSENCE:** A. Sarra

**I. ROLL CALL**

A. Sarra has an excused absence.

**II. PUBLIC HEARING**

None

**III. UNFINISHED BUSINESS**

None

**IV. NEW BUSINESS**

**1.PZ 12/16 #29 – Industrial Developers, Inc. – Sidewalk Waiver Request –  
124 Unionville Avenue in an RI Zone. (Decision required by 03/04/2017)**

Staff: This request comes to the Commission in arrears as a result of a failure on the part of staff to notice a notation on the site plan requesting a waiver for sidewalks. Because we did not notice this request, it was not discussed with the applicant or the commission, nor was it acted upon. As explained to the applicant, approval of the site plan itself does not equate to an approval of a request for a sidewalk waiver.

A request for a sidewalk waiver must be considered under a separate motion and the PZC must consider specific criteria in accordance with your regulations.



**3. PZ 11/16 #028 – All State Fire Equipment, LLC. – Site Plan Modification – Installation of an additional driveway on the southern side of the building in a RI Zone. (Decision Required by 02/06/2017)**

Work on an approved site plan is nearly complete, but the owner has decided that workflow would be improved through the addition of a site drive on the south side of the building to connect the rear parking area to the front allowing for easier truck movement, loading and unloading. This necessitates the approval of a site plan modification.

Discussion followed. The commission agrees that this is a reasonable request.

**A motion was made by:** W. Davison to approve application number PZ 11/16 #028 for All State Fire Properties, LLC. requesting a site plan modification for the installation of an additional driveway on the southern side of the building in a RI Zone as shown on a plan entitled: “Industrial Site Plan, 70 Robert Jackson Way, Plainville, CT,” dated July 27, 2015 and revised to November 14, 2016.

**Seconded by:** M. Weimer

**All in Favor 7 to 0**

**Motion Passes**

**4. PZ 11/16 #026 – Town of Plainville – Zoning Text Amendment – Standards for Solar Energy Systems**

The proposed amendment affects several areas of your regulations including definitions, permitted uses, and in this case, a special standards section was also added. The regulation would require a site plan for ground mounted systems while rooftop systems would be “by right.” Both installation types have standards attached to them that would otherwise require a variance if they are not able to be implemented. Staff is somewhat concerned with the aesthetic requirements for “by right” rooftop installation in that the appearance of the panels on the roof is very subjective. It may be wise to revise/remove that particular sub subsection requiring specific placement of the panels. It could very well be construed as an obstacle to an improvement that otherwise highly regarded.

In addition, we staff took pains during the drafting of the regulations to note that Plainville is not a land rich community where vast solar farms would represent the best and highest use of the land. To that end, we are suggesting that the Commission consider ground mounted systems that provide service only to on-site users, and then, only if it can be demonstrated that a rooftop system is not possible, and to the extent that such ground mounted system not exceed the footprint of the primary residential structure, or the needs of the commercial users on site (commercial sites lend themselves to a higher coverage ratio).

Discussion followed. The commission requested a few minor changes to the proposed regulation. It will require a public hearing.

**A motion was made by:** G. Petit to set a public hearing to consider application number PZ 11/16 #026 for the Town of Plainville requesting a zoning text amendment defining new standards for solar energy systems on January 24, 2017.

**Seconded by:** P. Saucier

**All in Favor 7 to 0**

**Motion Passes**

**5. PZ 11/16 #027 – Town of Plainville – Zoning Text Amendment – Clarification of R Zone Density Requirements.**

Staff recently discussed an area of the regulations they described to the Commission as potentially needing clarification: dwelling area requirements for single and multifamily housing in the Residential and General and Central Commercial Zones. Amendment #1 clarifies that the minimum lot size is also the “per-dwelling unit” size, e.g. a 10,000 square foot lot in an R-10 zone supports the construction of a single family dwelling, a 20,000 square foot lot in the same zone supports the construction of a duplex, 30,000 will support the construction of a triplex, etc.

Amendment #2 does the same for Section 1.04 D – Common Interest and Multi-Family Dwellings. In this section, residential density in commercial zones was not stated, as it was in the former version of your regulations, which limited residential density in GC and CC to the R Zone requirements (8,750 square feet per dwelling).

Discussion followed. The commission agrees that clarification on the regulations is necessary. It will require a public hearing.

**A motion was made by:** D. Thompson to set a public hearing to consider application number PZ 11/16 #027 for the Town of Plainville requesting a zoning text amendment to clarify density requirements for single and multifamily dwellings in the all zones on January 24, 2017.

**Seconded by:** P. Saucier

**All in Favor 7 to 0**

**Motion Passes**

**V. BILLS AND COMMUNICATIONS**

1. Zoning Practice Issue 11, Practice Wireless Facility Siting
2. Planning Magazine, December, 2016 – Craft Brews Spur Development

## VI. MINUTES

**A motion was made** by D. Thompson to approve the Regular Meeting Minutes of November 8, 2016 as written.

The motion was seconded by: P. Saucier

**Vote: 7-0**

**Minutes Approved**

## VII. REPORTS

None

## VIII. ADJOURNMENT

**A motion was made** to adjourn the meeting at 9:00 pm by: G. Petit

The motion was seconded by: D. Thompson

**Vote: 7-0 in favor                      Meeting adjourned at 9:00 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom

Recording Secretary