

**Planning and Zoning Commission
MINUTES
Regular Meeting
December 8th, 2020**

**REGULAR MEETING AT 7:30 P.M.
CENTER**

MUNICIPAL

**ROOM 304
Council Chambers**

PRESENT: J. Bartiss-Earley, G. Petit, M. Weimer, W. Ricci, P. Saucer, A. Sarra, W. Davison

STAFF: Garrett Daigle, Town Planner

ALTERNATES: J. Ramia

ABSENT:

I. ROLL CALL

There was a full quorum.

II. PUBLIC HEARING:

None

III. UNFINISHED BUSINESS:

None

IV. NEW BUSINESS

1. . PZ 11/20 #29 – 100 New Britain Avenue – 100 NB Avenue, LLC – Site Plan –
Convert existing home into office with addition and parking in a GC Zone.

Steven Judas, of Harry E. Cole and Son represented the applicant.

The applicant, is seeking to convert a non-conforming residential home to an office, the change would bring the property into compliance with the regulations. There will be a new parking lot with 9 spaces with an entrance off of Lewis street, and landscaping proposed along the property line, and a 318 sqft addition to the rear of the building. A detention pond will be constructed in the front yard with a high-level overflow to the town system.

A motion was made by: W. Davison to approve a site plan application for 100 NB Avenue LLC for improvements as shown in the plan titled "Proposed Site Improvements 100 New Britain Avenue Plainville, Connecticut" at 100 New Britain Avenue in a GC Zone.

Seconded by: W. Ricci

All in Favor 7 to 0 Motion Passes

2. **PZ 11/20 #27 & #28 – 7 Washington Street - North American Holdings LLC – Special Exception and Site Plan – Construct two family building in an R-11 Zone**

A motion was made by: G. Petit to to set a public hearing for January 12th at 7:30pm for application PZ 11/20 #27 for 7 Washington Street for a two family in an R-11 Zone

Seconded by: A. Sarra

All in Favor 7 to 0 Motion Passes

3. **PZ 11/20 #30 & #31 – 77 Whiting Street – Nosidam Holdings, LLC – Special Exception and Site Plan – Demolish existing building and construct mixed use building in a CC Zone.**

A motion was made by: M. Weimer to to set a public hearing for January 12 th at 7:30pm for application PZ 11/20 #30 for 77 Whiting Street for a mixed-use development in a GC Zone.

Seconded by: A. Sarra

All in Favor 7 to 0

Motion Passes

4. **PZ 11/20 # 32 – Text Amendment – Town of Plainville –** Building height in R zones and GC Zone.

A motion was made by: A.Sarra to to set a public hearing for January 12th at 7:30pm for application PZ 11/20 #32 for a text amendment for building height in R Zones and GC Zones.

Seconded by: W. Davison

All in Favor 7 to 0

Motion Passes

5. **PZ 11/20 #33 – Site Plan modification – Alfred Baci – 284 East Street –** add 336 sqft addition and parking in a GC Zone.

The applicant, Alfred Baci, is seeking to convert a non-conforming residential home to service use, the change would bring the property into compliance with the regulations. There will be a new parking lot in the front with 4 spaces and an ADA space at the rear nearest to the proposed entrance ramp.

A motion was made by: W. Davison to approve the site plan modification application for Alfred Baci for improvements 284 East Street in a GC 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: P. Saucer to approve the meeting Minutes of November 11th, 2020 Regular Meeting.

Seconded by: M. Weimer

All in Favor 7 to 0 Motion Passes

VII. REPORTS

Garrett Daigle, Town Planner, went over recent reports.

VIII. ADJOURNMENT:

Motion to adjourn by: A. Sarra

Seconded by: P. Saucer

All in Favor 7 to 0 Motion Passes Meeting adjourned at 8:11 PM

Respectfully Submitted.

Amber Viteri

Amber Viteri

Recording Secretary