

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**PLANNING AND ZONING COMMISSION
JANUARY 9, 2024
MINUTES**

REGULAR MEETING AT 7:30 P.M.

**Room 304
Municipal Center**

PRESENT: W. Ricci, K. Stephens, G. Petit, P. Saucier, J. Bartiss-Earley

STAFF PRESENT: Mark Devoe, Town Planner, Deborah Tompkins, Town Council Liaison

ABSENT: T. Wichrowski, W. Davison

I. ROLL CALL

There was a quorum.

II. PUBLIC HEARING

1. **PZ 10/23 #41 – Text Amendment – Town of Plainville – review regulation for possible adoption –short term rentals/bed and breakfast – New Residential Use in Residential, Central and General Commercial Zoning Districts.**

Planner Devoe went over the proposed regulation. He presented the legal opinion from the Town Attorney. Discussion followed. Planner Devoe to finalize the regulation and present at the next meeting.

There were no residents present to speak for or against the proposed regulation. J. Bartiss-Earley closed the public hearing.

2. **PZ 11/23 #46 – Zoning Map Amendment – James Cassidy (March 17, LLC) – rezone 371 Long Swamp Road from R-40 to TP.**

Request a change in zone for 371 Long Swamp Road from R-40 to TP (Technology Park). This parcel and potentially more land to the north, to be rezoned from R-40 to TP. The applicant has developed an international effort to attract medical and bioscience activities/users to this and the adjacent land which with this change, will total approximately 90 acres, not including the existing Sloan Kettering Memorial Cancer Center (in New Britain) and adjacent Medical Office Building (in Plainville).

There were no residents present to speak for or against the application.

J. Bartiss-Earley closed the public hearing.

3. **PZ 11/23 #47 – Special Exception – American Multi-Cinema, Inc. – allow sale and consumption of Alcohol (beer wine and spirits) within theater premises in a GC Zone.**

The application will allow the sale and consumption of Alcohol (beer wine and spirits) within theater premises located at 220 New Britain Avenue in a GC Zone. Staff: The applicant is requesting a special exception approval for a hospitality use – the sale of beer, wine, and spirits.

Attorney William Galske was present for the applicant. He explained the request and answered the Commissioners questions.

There were no residents present to speak for or against the application.

J. Bartiss-Earley closed the public hearing.

4. **PZ 12/23 #48 – Special Exception – Gateway Square, LLC. – restaurant drive through – 167 New Britain Avenue in A GC Zone.**

The applicant requests that the public hearing remain open until the next meeting on January 23, 2024.

III. UNFINISHED BUSINESS

1. **PZ 10/23 #41 – Text Amendment – Town of Plainville – review regulation for possible adoption –short term rentals/bed and breakfast – New Residential Use in Residential, Central and General Commercial Zoning Districts. Will be addressed at the next meeting January 9, 2024.**

A motion was made to table the application until the new regulation is completed by: P. Saucier

Seconded by: W. Ricci

All in Favor 5 to 0

Motion Passes, Application tabled

2. **PZ 11/23 #46 – Zoning Map Amendment – James Cassidy (March 17, LLC) – rezone 371 Long Swamp Road from R-40 to TP.**

A motion was made to approve application PZ 11/23 #46 for James Cassidy (March 17, LLC) for a zoning map amendment at 371 Long Swamp Road from R-40 to Technology Park (TP) by: G. Petit

Seconded by: W. Ricci

All in Favor 5 to 0

Motion Passes

3. PZ 12/23 #47 – American Multi-Cinema – Special Exception to allow alcoholic beverage consumption at an establishment (indoor movie theater) at 220 New Britain Avenue.

A motion was made to approve application PZ 11/23 #47 –for a special exception permitting the sale of alcohol at 220 New Britain Avenue for American Multi-Cinema, Inc. at 220 New Britain Avenue by: P. Saucier

Seconded by: W. Ricci

All in Favor 5 to 0

Motion Passes

IV. NEW BUSINESS

1. Election of Officers – will be addressed at next meeting on January 23, 2024.
2. PZ 12/21 #23 – Subdivision – Buck Fever, LLC – 0 South Washington Street – 3 Lot subdivision in an RI Zone. Release of Bond and 8-24 Referral for acceptance of road extension. a. Motion to release road bond for PZ 12/21 #23 for Buck Fever, LLC held to guarantee road and associated improvements on Robert Jackson Way in an RI zone by: P. Saucier

Seconded by: K. Stephens

All in Favor 5 to 0

Motion Passes

A motion was made to make a referral as required by Section 8-24 of the CT General Statutes for acceptance of the extension of Robert Jackson Way in connection with PZ 12/21 #23 for Buck Fever, LLC by: W. Ricci

Seconded by: K. Stephens

All in Favor 5 to 0

Motion Passes

3. PZ 12/23 #49 – Gateway Square, LLC - Site Plan for coffee shop (Starbucks) and a missed use building at 167 New Britain Avenue.
Continued to January 23, 2024.
4. PZ 12/23/#50 – Section 8-24 Referral - Plainville Town Council – Middle School of Plainville Improvements.

The Plainville Town Council is proposing an Ordinance entitled “Ordinance appropriating \$61,915,000.00 for Renovations and Improvements to the Middle School of Plainville and Authorizing the Issue of Bonds and Notes to Finance the Portion of the Appropriation not Defrayed from Grants”. The town share of funding, after State of CT reimbursement is \$25, 712,633.00. According to Section 8-24 of the CT General Statutes, the Planning and Zoning Commission must determine if this request is in compliance with the Plan of Conservation and Development.

Mark explained the request and the proposed renovations for the school.

A motion was made to make a finding that application PZ 12/23 #50 is not in conflict with the Town's Plan of Conservation and Development, by: W. Ricci

Seconded by: P. Saucier

All in Favor 5 to 0

Motion Passes

V. BILLS AND COMMUNICATIONS

None

VI. MINUTES

A motion was made to approve the regular meeting minutes from December 12, 2023 as written by: W. Ricci

Seconded by: G. Petit

All in Favor 5 to 0

Motion Passes, Minutes Approved

VII. REPORTS

Mark made a brief statement and thanked the commissioners for all their hard work over the past year.

VIII. ADJOURNMENT

A motion was made by: P.Saucier to adjourn the meeting at 8:39 pm.

Seconded by: K. Stephens

All in Favor 5 to 0

Meeting adjourned at 8:39 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom

Recording Secretary