

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT
MINUTES
January 26, 2016**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

PRESENT: G. Petit, P. Saucier, D. Thompson, A. Sarra, W. Davison, J. Bartiss-Earley

STAFF PRESENT: M. DeVoe

EXCUSED ABSENCE: M. Weimer

I. ROLL CALL

II. PUBLIC HEARING

None

III. UNFINISHED BUSINESS

1. **PZ 12/15#028 – Andrea Wasley – CGS Section 19a-320 Petition – Proposed crematorium – 123 Whiting Street in a General Industrial & General Commercial zone (Public hearing scheduled on February 9, 2016).**

The Applicant has withdrawn this application.

IV. NEW BUSINESS

1. **PZ 01/16#001 – Oak Land Developers, LLC – Site Plan Application – mixed use commercial / residential development – 189 Whiting Street**

Oak Land Developers owns the properties formerly known as 187A and 189 Whiting Street. They have been merged into one lot now known as 189 Whiting Street. The property is zoned General Commercial and the applicant is proposing a mixed use residential/commercial development consisting of 20 first and second floor residential one bedroom dwellings and approximately 2,800 square feet of first floor commercial space. The applicant applied for and received a zoning variance for additional dwelling units on the first floor. The variance was duly recorded at volume 582, page 416 of the Plainville Land Records. Staff is reporting that the plans were well prepared from a zoning perspective with only very minor modifications being required. The applicant was asked to make revisions to the stormwater management plan by the town engineer, who has reported via memo that he is satisfied with the revisions.

A motion was made by: G. Petit to approve a site plan application for Oak Land Developers, LLC for a mixed use residential / commercial development at 189 Whiting Street in accordance with the following plan: 189 Whiting Street, Plainville, CT prepared for Oak Land Developers, LLC December 16, 2015 and revised to January 23, 2016.

Second by: W. Davison

Discussion:

The motion was modified to change the cover sheet from 187A and 189 Whiting Street to 189 Whiting Street only and to provide for the relocation of handicap accessible parking spaces in closer proximity to the handicap accessible units.

All in Favor 6 to 0

Motion Passes

2. PZ 01/16#002 – General Electric Company – Site Plan Modification – site grading/remediation plan for industrial lagoons – 0 Woodland (Locust and Milford Street Intersections)

GE has returned to see the Commission due to minor modifications in the Lagoon Remediation Plan PZC had approved on December 9, 2014. On January 19, 2016, GE's consultants, ERM, responded adequately to staff comments dated January 14, 2016. The January 19, 2016 responses were attached to the Commission's information packets. No additional engineering review was sought as no changes are proposed that warrant such a review. The reason GE has returned is that the proposed amount of fill, which was four (4) feet, may in fact be limited to a minimum of two feet of fill. So while the plans indicate a similar final elevation to what was originally approved, the final grades may actually be slightly less than originally approved. GE has indicated that plans have been reviewed and approved by DEEP and make the same assertions as to amount of fill. GE is indicating that the lesser amount of fill will likely cause more stringent land use restrictions that will not permit residential use, but that the minimum of two feet of imported cap material will substantially limit risks associated with ordinary soil disturbance by pedestrians. General Electric has asked not to file an A-2 Survey with this application. Staff has no objection to this request as an A-2 survey was filed for this property within the last year.

A motion was made by: D. Thompson to approve a site plan modification for General Electric Company for a site grading / remediation plan for industrial lagoons at 0 Woodland (Locust and Milford Street Intersections) in accordance with the following plan: "General Electric Company, Former Lagoon Site Soil Remediation and Riverbank Restoration, Plainville Connecticut dated April 2015 and revised to January 2016."

Discussion:

The name, address and phone number of the responsible party for the E&S plan is to appear under erosion and sedimentation control notes on Sheet 4. The Commission sees fit to waive the requirement that a new survey be filed for this application.

All in Favor 6 to 0

Motion Passes

V. BILLS AND COMMUNICATIONS

1. Zoning Practice – “Codification” – December 2015, Issue Number 12

VI. MINUTES

A motion was made by G. Petit to approve the Regular Meeting Minutes of January 12, 2016 as written.

The motion was seconded by: A. Sarra

Vote: 6-0 in favor

Minutes Approved

VII. REPORTS

Chairperson Earley brought up several items discussed at the last Council of Governments Planning meeting. She asked that staff obtain the legal opinions regarding the Mackenzie and Reed decisions and provide for some discussion as to whether either case instructs the Commission to modify its regulations.

VIII. ADJOURNMENT

A motion was made to adjourn the meeting at 8:42 pm by: G. Petit

The motion was seconded by P. Saucier

Vote: 6-0 in favor

Meeting adjourned at 8:42 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary