

**PLANNING AND ZONING COMMISSION  
PLAINVILLE, CONNECTICUT**

**MINUTES  
August 9, 2016**

**REGULAR MEETING at 7:30 P.M.**

**MUNICIPAL CENTER  
ROOM 304**

**PRESENT:** M. Weimer, G. Petit, A. Sarra, P. Saucier, A. Chapman (alternate)  
sat for W. Davison  
**STAFF PRESENT:** M. DeVoe  
**EXCUSED ABSENCE:** W. Davison, D. Thompson, J. Bartiss-Earley

**I. ROLL CALL**

**Motion to make Glen Petit, Chairperson for this meeting by:** M. Weimer  
**Second:** P. Saucier

**All in Favor 5 to 0                      Motion Passes**

**Motion to make Andrew Chapman, Secretary for this meeting by:** M. Weimer  
**Second:** P. Saucier

**All in Favor 5 to 0                      Motion Passes**

**II. PUBLIC HEARING**

Andrew Chapman read the public hearing notices for both hearings.

**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. The applicant did not have his required sign affidavit so the public hearing will need to be continued until the next meeting. The applicant was advised to retain the public hearing sign on the property until the next meeting on September 13, 2016.

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**2. PZ 06/16#018 – Metro Realty Group, LTD – Special Exception – proposed earth material deposition to import approximately 9,000 cubic yards of clean fill to raise the grade for future development of the lot – 0 Northwest Drive (MBL 08-A-34) in a Restricted Industrial zone.**

Metro Realty Group began moving material to their property on Corporate Avenue without knowledge that such an activity requires a special exception/mandatory public hearing.

**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).**

A motion was made to continue the public hearing until the next scheduled meeting on September 13, 2016 by: A. Chapman

Second: A. Sarra

All in Favor 5 to 0

Motion Passes

**IV. NEW BUSINESS**

**1. PZ 06/16#018 – Metro Realty Group, LTD – Special Exception – proposed earth material deposition to import approximately 9,000 cubic yards of clean fill to raise the grade for future development of the lot – 0 Northwest Drive (MBL 08-A-34 – corner of Corporate Avenue and Farmington Valley Drive) in a Restricted Industrial zone (Public hearing required – must open by September 15, 2016. Staff recommends August 9, 2016. Public hearing must close by September 13, 2016. Decision required by November 17, 2016).**

Metro Realty Group began moving material to their property on Corporate Avenue without knowledge that such an activity requires a special exception/mandatory public hearing. A brief presentation was made by Tom Daly of Milone and MacBroom, Inc. describing the characteristics of the property, the amount of fill to be brought onto the lot, the duration of the projects, which was stated to be approximately two months, and the loaming and re-seeding of the property to prevent erosion. Suggested conditions were discussed by M. DeVoe.

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**A motion was made by: P. Saucier to approve a special exception for Metro Realty Group Ltd. to permit an earth material deposition plan to import approximately 9,000 cubic feet of clean fill to raise the grade for future development of the lot at 0 Northwest Drive (MBL 08-A-34 – corner of Corporate Avenue and Farmington Valley Drive) in a Restricted Industrial Zone with the following conditions:**

- 1. Provide Town Staff with material analysis reports for any additional fill imported for the purpose of complying with the required reclamation plan.**
- 2. The applicant shall provide a financial guarantee in the amount of \$10,000 to insure erosion control, completion of the site reclamation plan and any necessary repairs to curb or roadway due to damage related to this project only.**
- 3. Provide project engineer certification that the reclamation plan was completed in accordance with the plan specifications and narrative.**

**Seconded by: A. Sarra**

**All in Favor 5 to 0**

**Motion Passes**

**2. PZ 06/16#019 – Metro Realty Group, LTD – Site Plan – proposed earth material deposition to import approximately 9,000 cubic yards of clean fill to raise the grade for future development of the lot – 0 Northwest Drive (MBL 08-A-34) in a Restricted Industrial zone (Public hearing required for Special Exception. Decision required by September 15, 2016).**

**A motion was made by: A. Sarra to approve a site plan application for Metro Realty Group Ltd. to permit an earth material deposition plan to import approximately 9,000 cubic yards of clean material to raise the grade for future development of the lot at 0 Northwest Drive in a Restricted Industrial Zone.**

**Seconded by: P. Saucier**

**All in Favor 5 to 0**

**Motion Passes**

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**V. BILLS AND COMMUNICATIONS**

1. Zoning Practice, Issue 7, July 2016
2. CFPZA Quarterly Newsletter

**VI. MINUTES**

**A motion was made by:** M. Weimer to approve the Regular Meeting Minutes of July 12, 2016 with one change. Mark DeVoe was not present at the meeting.

The motion was seconded by: A. Sarra

**Vote: 5-0 in favor**

**Minutes Approved**

**VII. REPORTS**

None

**VIII. ADJOURNMENT**

**A motion was made by:** P. Saucier to adjourn the meeting at 8:02 pm.

**Seconded by:** A. Sarra

**Vote: 5-0 in favor**

**Meeting adjourned at 8:02 pm**

Respectfully Submitted,  
*Jennifer Dahlstrom*  
Recording Secretary