

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
June 13, 2017**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

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

STAFF PRESENT: M. DeVoe, G. Daigle

ALTERNATES PRESENT: W. Ricci, A. Chapman

ABSENT: M. Weimer, P. Saucier

I. ROLL CALL

P. Saucier and M. Weimer had excused absences.

The alternates W, Ricci and A. Chapman were seated.

II. PUBLIC HEARING

1. **PZ 04/17 #016 – Bernard Pellegrino (AMERCO Real estate/U-Haul) – Special Exception – Propose oversized detached sign – 10 New Britain Avenue (MBL 23-O-03) in a GI/GC Zone (Public Hearing must close by July 18th, 2017, Decision required by September 21, 2017)**

The applicant presented the revised proposed sign. The same sign was denied at a previous meeting. Mr. Pellegrino and Mr. Cintas for AMERCO provided the details of the new sign and how it was revised based on the Commission's previous input. There were members of the public present.

1. Arthur Screen, 62 Robert Street Ext. – opposed to sign, too large, not appropriate for area.
2. Gail Black, 4 Cianci Avenue, sign proposed is too large, safety concerns.
3. Cynthia Rodgers, 63 Farmington Avenue, sign proposed is too large.
4. Mary Ellen Wazorko, 190 Tomlinson Ave – via email – opposed, sign is too large.

Mr. Pellegrino rebutted the concerns citing the fact that the height was approved by ZBA and that the overall area of the sign was reduced significantly.

J. Bartiss-Earley closed the public hearing.

III. UNFINISHED BUSINESS

1. **PZ 04/17 #015 – Michael Wisz – Accessory Apartment – 3 Tyler Farms Road in an R-20 Zone**

Ms. Wisz explained that they plan to convert the existing garage into a 1 bedroom apartment for their mother to live in. They also plan to build a detached garage which will accommodate the required parking. The applicant received Inland / Wetland approval due to the proposed garage being in an upland review area.

A motion was made by: D. Thompson to approve application number PZ 04/17 #015 Accessory apartment for Michael Wisz for property located at 3 Tyler Farms Road MBL 10-E-02.13 in an R-20 Zone.

Seconded by: W. Ricci

All in Favor 7 to 0

Motion Passes

2. PZ 04/17 #016 – Bernard Pellegrino (AMERCO Real estate/U-Haul) – Special Exception – Propose oversized detached sign – 10 New Britain Avenue (MBL 23-O-03) in a GI/GC Zone (Public Hearing must close by July 18th, 2017, Decision required by September 21, 2017)

The commissioners discussed the application and the size of the sign. The applicant did not reduce the size of the “uppermost” UHAUL Sign, but measured it differently, thus reporting a reduction in size. The applicant did remove additional signs between the lower supporting structure to reduce the total square footage of the proposal. This was done in response to the Commission’s initial concern that they were advertising the same items on the sign that were already approved for the building. The commissioners agreed that the applicant did not completely address their concerns and felt that the upper portion of the sign needed to be reduced in size as well.

The commissioners requested a recess to look at the previous application to compare.

Motion to take a recess by: W. Davison

Seconded by: W. Ricci

All in Favor 7 to 0

Recess Start: 8:24 pm

Motion to return to the meeting by: G. Petit

Seconded by: W. Davison

All in Favor 7 to 0

Recess End: 8:31 pm

A motion was made by: A. Sarra to approve application PZ 04/17#016 Special Exception for an oversized detached sign for Bernard Pellegrino (AMERCO Real Estate / UHAUL) at 10 New Britain Avenue.

Seconded by: G. Petit

In discussion, it was concluded that although a different method of measurement was used, the uppermost portion of the did not reduce in area at all.

All in Favor 0 to 7

Motion Denied

IV. NEW BUSINESS

1. PZ 03/17 #009 – Tilcon Inc. – Quarry Review – North Mountain Road

Tilcon has provided quarry facility maps and proposed removal rates for the upcoming year. Tilcon proposes to mine 5,000 tons of basalt this year in the North Mountain Quarry. This is consistent with previous activity in previous years. Tilcon removes a minimal amount of material from this quarry to avoid appearance of abandonment.

A motion was made by: A. Sarra to accept an Annual Quarry Review – PZ 03/17#009– for TILCON, Inc. at North Mountain Road in a Quarry Industrial Zone.

Seconded by: W. Davison

All in Favor 7 to 0

Motion Passes

2. PZ 03/17 #010 – TILCON, Inc. – Woodford Avenue Annual Quarry Review 2017

Tilcon has provided quarry facility maps and proposed removal rates for the upcoming year. Tilcon proposes to mine 1,210,000 tons of basalt this year in the Woodford Avenue Quarry. This is consistent with previous activity in previous years and, as reported by Tilcon, closer to the historic levels of 1.5 million tons. Installation of fencing along the southern most quarry face will continue over the next several years as they reach the limits of the zone.

A motion was made by: W. Davison to accept an Annual Quarry Review – PZ 03/17#010 – for TILCON, Inc. at Woodford Avenue in a Quarry Industrial 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: W. Ricci to approve the Regular Meeting Minutes of May 25, 2017 as written.

Seconded by: A. Chapman

All in Favor 6 to 0

Minutes Approved

G. Petit abstains

VII. REPORTS

None

VIII. ADJOURNMENT

A motion was made to adjourn the meeting at 9:05 pm by: D. Thompson

Seconded by: G. Petit

Vote: 7-0 in favor

Meeting adjourned at 9:05 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary