

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
June 27, 2017**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

**PRESENT: M. Weimer, P. Saucier A. Sarra, G. Petit, D. Thompson,
J. Bartiss-Earley**

STAFF PRESENT: Garrett Daigle, Mark Devoe

ALTERNATES PRESENT: W. Ricci

ABSENT: W. Davison, A. Chapman

I. ROLL CALL

W. Davison and A. Chapman had excused absences.

II. PUBLIC HEARING

None

III. UNFINISHED BUSINESS

None

IV. NEW BUSINESS

- 1. PZ 06/17 #020 – 68/70 Whiting Street – Eric Peterson – Site Plan – propose to construct nine (9) one bedroom apartments and associated parking in the rear of the lot. (Decision required by August 31st, 2017)**

Mr. Peterson proposes remodeling the interior of the existing two (2) front buildings and construction of new 1 bedroom apartments in the rear of the lot. The Apartments will be a town house style with a garage and storage on the first floor, living, kitchen and dining on the second, and 1 bedroom and a den on the third floor. A floor plan has been provided with the site plan. Mr. Peterson will also be providing required landscaping including front yard landscaping, which is not required in the CC Zone. Staff reported that the plan was well conceived but had concerns about the size of the den on the upper floors of the new townhouses insomuch as they could be used as second bedrooms. The applicant provided revised plans that increased the size of the bedroom and reduced the size of the den considerably. The Commission was satisfied. Staff also asked the applicant to prepare floor plans for the proposed one bedroom units in the two existing houses as well as to make note on the final plan that the

third-floor unit at 68 Whiting Street will be dismantled and used for cold storage only. The applicant provided this information and the Commission was satisfied.

The applicant presented his proposed plan and the commissioners asked questions. The Commission found that one more handicap accessible parking space is required and a modification will be necessary to accomplish that; they asked that the parking space on Whiting street be moved in 5 feet for line of sight issues – this parking space is to be labeled for commercial use only; and, the leader at the entrance to the handicap unit required adjustment. The applicant agreed with the proposed modifications.

Motion to take a recess by: D. Thompson

Seconded by: W. Ricci

All in Favor 7 to 0

Recess Start: 8:19 pm

Motion to return to the meeting by: A. Sarra

Seconded by: P. Saucier

All in Favor 7 to 0

Recess End: 8:27 pm

It was further discussed that a determination must be made by the building official as to whether the new commercial units to be installed into the front two existing buildings will require handicap accessibility. M. DeVoe indicated he thought they would but must defer to the building official. M. DeVoe also pointed out that the parking requirements were devised so that each unit must be a single bedroom unit. No CO will be able to issue until that zoning requirement is met, or the applicant posts bond to guarantee that the work will occur within the timeframe for completion of the site plan.

A motion was made by: D. Thompson to approve with modifications; application number PZ 06/17 #020 for a Site Plan for Eric Peterson for 68/70 Whiting Street MBL 29-V-17/18 for an apartment building and site improvements as shown on map titled "Improvement location survey – Proposed Layout plan for assessor's lots 29-V-17&18" and dated May 30, 2017

Seconded by: P. Saucier

Modifications:

1. The final plans are to reference revised sheets A-1 and A-2 dated June 27, 2017
2. Extension of parking space 1 to be 23 feet deep - label parking space 1 for commercial use only.
3. Extension of parking spaces 3 to 17 to move down to make room to revise space 3 into a handicap accessible parking space.
4. Adjust leader at Handicapped apartment entrance.

All in Favor 6 to 0 G. Petit abstains

Motion Passes

V. BILLS AND COMMUNICATIONS

1. Zoning Practice Issue 6

VI. MINUTES

A motion was made by: A. Sarra to approve the Regular Meeting Minutes of June 13, 2017 as written.

Seconded by: W. Ricci

All in Favor 6 to 0

Matt Weimer abstains

Minutes Approved

VII. REPORTS

Staff talked about a new piece of State Legislation about temporary medical cottages . The commission will discuss more as the legislation becomes effective.

VIII. ADJOURNMENT

A motion was made to adjourn the meeting at 8:44 pm by: D. Thompson

Seconded by: A. Sarra

Vote: 7-0 in favor

Meeting adjourned at 8:44 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom

Recording Secretary