

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
August 8, 2017**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

PRESENT: M. Weimer, A. Sarra, G. Petit, J. Bartiss-Earley

STAFF PRESENT: M. DeVoe, G. Daigle

ALTERNATES PRESENT: W. Ricci, A. Chapman

ABSENT: W. Davison, D. Thompson, P. Saucier

I. ROLL CALL

P. Saucier, D. Thompson and W. Davison had excused absences.

A motion was made by: G. Petit to elevate the alternates W. Ricci and A. Chapman.

Seconded by: M. Weimer

All in Favor 4 to 0

Motion Passes

A motion was made by: G. Petit to elect M. Weimer as temporary Secretary.

Seconded by: W. Ricci

All in Favor 6 to 0

Motion Passes

II. PUBLIC HEARING

None

III. UNFINISHED BUSINESS

None

IV. NEW BUSINESS

1. **PZ 06/17 #021 – 172 Red Stone Hill – Oak Land Developers – Subdivision – Propose to subdivide 172 Red Stone Hill into 11 lots, and the construction of 10 new homes (Decision required by September 14th, 2017)**

Mr. Kucharczyk proposes to subdivide the two existing lots into 11 residential lots. Two, including the existing home, will front on Red Stone Hill, the remaining 9 will front on a proposed extension of Condale Lane, terminating in a cul-de-sac. Mr. Kucharczyk is proposing to include a detention basin to the east of the property. There is no open space proposed with this subdivision, so a “fee in lieu of” amount will have to be determined. The applicant proposes to create a detention basin for storm water runoff of the Condale Lane extension, into the rear of 2 properties to be maintained by the property owners, there will also be underground retention basins attached to the roof leaders of all homes in the subdivision.

The applicant is proposing to remove the existing Cul-De-Sac on Condale Lane and extend through the subdivision. The applicant is requesting a waiver for a Cul-De-Sac in excess of 600 feet from the intersection on Hollyberry Lane.

Town staff received a request for a public hearing from residents that live in the area of the proposed subdivision. After some discussion, the Commission determined that the level of public interest exhibited by the petition and attendance at the meeting rose to the level of a compelling public interest. M. Weimer described the greater number of signatures on the petition that the number of houses proposed in the subdivision as one indicator of the need to call a hearing.

A motion was made by: G. Petit to table application 06/17#021

Seconded by: A. Sarra

All in Favor 6 to 0

Motion Passes

A motion was made by: A. Chapman to set a public hearing on September 12th at 7:30 PM for PZ 06/17 #021 for Oakland Developers, LLC. for an eleven-lot subdivision at 172 Redstone Hill (MBL 41-C-01) in an R-20 Zone.

Seconded by: M. Weimer

All in Favor 4 to 2

A. Sarra and G. Petit opposed

2. **PZ 07/17 #022 – Town of Plainville – 8-24 Referral – Dog Park – The Town of Plainville proposes a dog park at the end of Norton Place Extension**

In accordance with Section 8-24 of the Connecticut General Statutes, the Town Council motioned to refer the development of a dog park on Town Property to the Planning and Zoning Commission to determine if it would be in accordance with the 2009 Plan of Conservation and Development.

After some discussion and an explanation of the law by M. DeVoe the Commission acted.

A motion was made by: G. Petit to find that the location of the dog park at the end of Norton Place Extension is in compliance with the Plainville 2009 Plan of Conservation and Development.

Seconded by: A. Chapman

All in Favor 6 to 0

Motion Passes

3. **PZ 07/17 #023 – 75 Neal Court – Brad Fabian – Special Exception – Propose basketball facility at 75 Neal Court in a GI Zone (Public Hearing must open by October 12th, staff recommends September 12th, 2017)**

Mr. Fabian will be occupying the southernmost portion of the building, a total of 18,700 square feet. In Accordance with Section 2.02 A 5.2, indoor recreation centers are allowed via Special Exception, and offer no criteria for rendering such decision. Staff is still reviewing the application and will have a full report to the PZC in ample time for the required public hearing.

A motion was made by: M. Weimer to set a public hearing on September 12th at 7:30 PM for PZ 07/17 #022 for Brad Fabian, requesting a special exception location of an indoor recreation center, 75 Neal Court, in a GI Zone.

Seconded by: W. Ricci

All Favor 6 to 0

Motion Passes

4. **PZ 03/17 #011 – 50 Farmington Valley Drive – Request for Extension to file Mylars**

Staff has received a request for an extension of the 90 day filing deadline for a Site Plan Modification at 50 Farmington Valley Drive. Due to your July 11th, 2017 Meeting being cancelled, the request, nor the Mylar's could have been accommodated. The deadline expired on August 3rd, staff is in receipt of the Mylars.

A motion was made by: M. Weimer to approve a request for a 90 day filing extension for PZ 03/17 #011 at 50 Farmington Valley Drive.

Seconded by: W. Ricci

All in Favor 6 to 0

Motion Passes

V. BILLS AND COMMUNICATIONS

None

VI. MINUTES

A motion was made by: A. Sarra to approve the Regular Meeting Minutes of June 27, 2017 as written.

Seconded by: A. Chapman

All in Favor 6 to 0

Minutes Approved

VII. REPORTS

Mark talked about the new State Statute that takes effect on October 1, 2017 regarding Temporary Healthcare Structures. Mark and Garrett will review and revise the regulations regarding accessory apartments to accommodate this new regulation.

VIII. ADJOURNMENT

A motion was made to adjourn the meeting at 8:31 pm by: G. Petit

Seconded by: A. Sarra

Vote: 6-0 in favor

Meeting adjourned at 8:31 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom

Recording Secretary