

**PLANNING AND ZONING COMMISSION  
PLAINVILLE, CONNECTICUT**

**MINUTES  
PLANNING AND ZONING COMMISSION  
September 12, 2017**

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

**MUNICIPAL CENTER  
ROOM 304**

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

**STAFF PRESENT: Garrett Daigle, Mark Devoe**

**ALTERNATES PRESENT: W. Ricci, A. Chapman**

**ABSENT: M. Weimer**

**I. ROLL CALL**

M. Weimer had an excused absence. W. Ricci sat for M. Weimer.

**II. PUBLIC HEARING**

**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 in a R20 Zone.**

Eric 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 town; roof leaders from the homes will discharge into the storm drains.

The applicant is proposing to lengthen the cul-de-sac at Condale Lane. They will remove the outer radius of the existing cul-de-sac as part of this process. The applicant is also requesting a waiver for a cul-de-sac in excess of 600 feet from the intersection on Hollyberry Lane.

A presentation was given by Attorney William Galske, III for the applicant and the Steven Giudace for the firm of H.E. Cole discussed the technical aspect of the site design.

There were several residents present at the meeting. They expressed concerns about traffic, accidents and drainage. Many voiced concerns about wetlands and it was explained that this Commission has no jurisdiction over wetlands. All residents that spoke were in opposition to the application and requested that Commission deny, or require a redesign of the proposed subdivision.

Barbara Martin	6 Condale Lane
Dave Albert	56 Hollyberry Lane
Kathy Cole	2 Condale Lane
Rob McKinney	39 Hollyberry Lane
Brian Zack	87 Hollyberry Lane
Joel Edman	63 Hollyberry Lane
William Calden	26 Hollyberry Lane
Pamela Calden	26 Hollyberry Lane
Joanne Edman	166 W. Main Street
Carole Nicolucci	8 Condale Lane
Kathy Hansen	39 Hollyberry Lane
Steve Cole	2 Condale Lane
Dan Rodgers	163 Redstone Hill

J. Bartiss-Earley asked staff to address the proper place that the residents can express their concerns about traffic, as it appears to be an issue currently. Mark explained that they can contact the Town Manager, who is the legal traffic authority, or the Police Department.

After all the residents spoke, J. Bartiss-Earley closed the public hearing.

**2. 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 12<sup>th</sup>, staff recommends September 12<sup>th</sup>, 2017)**

Brad 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. The commission discussed the proposal with the applicant, citing several areas of concern, including parking, lighting and hours of operation.

There were no residents present to speak for or against the application. J. Bartiss-Earley closed the public hearing.

**A motion was made by:** A. Sarra to take a recess.

**Seconded by:** W. Ricci

**All in Favor 7 to 0**

**Motion Passes**

**Start: 9:23 pm**

**A motion was made by:** W. Davison to return to the regular meeting.

**Seconded by:** W. Ricci

**All in Favor 7 to 0**

**Motion Passes**

**End: 9:26 pm**

### III. UNFINISHED 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 in an R-20 Zone.**

The Commission discussed the many concerns raised by the residents. They understood that many were concerned with traffic, but opined that placing another curb cut on the reportedly busy Red Stone Hill would create another dangerous intersection. Back to back cul-de-sacs where previously dismissed as poor planning so the only option would have been to require the applicant to bring the street right through to Red Stone Hill. That idea was previously dismissed due to safety concerns. As the plans were in full compliance with Plainville's subdivision regulations, and had been approved previously by the Inland Wetlands and Watercourses Commission, the Commission saw no legal basis to reduce the number of houses.

**A motion was made by:** A. Sarra to approve a waiver for a 755 foot cul-de-sac on Condale Lane as shown on Site Plan titled "Appleyard Farms Subdivision" dated June 13, 2017 and revised to July 26, 2017 under application number PZ06/17#021 for Oakland Developers.

**Seconded by:** G. Petit

**All in Favor 7 to 0**

**Motion Passes**

**A motion was made by:** A. Sarra to approve application number PZ 06/17 #021 for Oakland Developers, LLC. for an eleven-lot subdivision at 172 Red Stone Hill (MBL 41-C-01) in an R-20 Zone as shown on Site Plan titled "Appleyard Farms Subdivision" dated June 13, 2017 and revised to July 26, 2017.

**Seconded by:** G. Petit

**Modifications:**

1. Fee in lieu of open space shall be based upon the Assessor's valuation of the property, which is \$143,000.00; the plan shall be annotated in each lot on the primary subdivision plan requiring a payment equaling \$1,430.00 at the time of the first transfer of each lot.
2. The applicant was asked to add typical locations of required street lights to the plans.

**All in Favor 7 to 0**

**Motion Passes**

**2. 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 12<sup>th</sup>, staff recommends September 12<sup>th</sup>, 2017)**

The Commission opened discussion. It was decided that the applicants potential parking demand was such that the parking should be re-delineated with an emphasis on insuring ADA compliance. It was understood that lighting id adequate in the front parking area, but questionable in the rear overflow parking area. Staff was directed to visit the site in the evening and make a determination, using a light meter, if lighting levels were adequate. If not, the applicant is to be directed to add additional lighting. Hours of operation were discussed. It was agreed that proposed hours of 4:00 PM through 11:00 PM, Monday through Friday were sufficient to reduce conflict with the daytime industrial users. It was felt that no such restrictions would be needed on the weekends.

**A motion was made by:** A. Sarra to approve application number PZ 08/17 #025 for a Site Plan Modification for 81 Broad Street 06062, LLC. for 0 Broad Street MBL 28-E-10 for a 5,000 sqft building and associated site improvements as shown on map titled "Proposed Site Plan Parcel 28-E-10, Broad Street Plainville, Connecticut" and dated August 1, 2017.

**Seconded by:** P. Saucier

**Conditions:**

1. Lighting in the overflow rear lot shall be investigated. Adjustments shall be made as directed by town staff to account for adequacy and safety.
2. The parking lot shall be re-striped and adequate provisions for handicap parking to insure ADA compliance shall be accounted for.
3. No Certificate of Occupancy of completion shall be granted until items one and two above are completed.
4. Hours of operation shall be restricted to 4:00 PM to 11:00 PM Monday through Friday. There shall be no restriction of hours on Saturday and Sunday.

**All in Favor 7 to 0**

**Motion Passes**

**IV. NEW BUSINESS**

**1. PZ 08/17 #024 – 112 Northwest Drive – Ferguson Realty – Site Plan Modification – Proposed to construct a 20,250-square foot addition with related paving (Decision Required by November 11<sup>th</sup>, 2017)**

Ferguson Electric is proposing to construct a 20,250-square foot addition onto their existing building with associated parking. A larger separate building is proposed for future development as well, however, it will not be approved as part of this application and is for illustrative purposes only. The Wetlands Commission approved this application on August 2, 2017.

**A motion was made by:** G. Petit to approve/approve with modification application number PZ 08/17 #024 for a Site Plan Modification for Ferguson Realty for 112 Northwest Drive MBL 10-E-01.2 for a 20,250 sq. ft. addition and associated, drainage, landscaping and parking improvements as shown on map titled "Ferguson Electrical Contractors (Building Addition)" and dated April 4, 2017.

**Seconded by:** W. Davison

**Modifications:**

1. The Town Planner shall provide language concerning a notation on the final plan regarding the "future" building, and site storm water management design.

**All in Favor 7 to 0**

**Motion Passes**

2. **PZ 08/17 #025 – 0 Broad Street (MBL 28-E-10) – 81 Broad Street 06062, LLC. – Site Plan Modification – Proposed 5,000 square foot building with associated parking, change to an approved site plan.**

Historically a vacant parking lot, the site was recently approved for two (2) buildings: a funeral home and reception hall. The applicant has decided to revise the plans to propose only a funeral home; the parking and landscaping layout has also been modified.

**A motion was made by:** W. Davison to approve application number PZ 08/17 #025 for a Site Plan Modification for 81 Broad Street 06062, LLC. for 0 Broad Street MBL 28-E-10 for a 5,000 sq. ft. building and associated site improvements as shown on map titled "Proposed Site Plan Parcel 28-E-10, Broad Street Plainville, Connecticut" and dated August 1, 2017.

**Seconded by:** P. Saucier

**All in Favor 7 to 0**

**Motion Passes**

3. **PZ 08/17 #026 – 0 Whiting Street (MBL 39-E-10.2) – Three on Whiting Street, LLC – Site Plan – Propose to construct two (2) 3,500 square foot buildings with associated parking (Decision Required by November 11<sup>th</sup>, 2017)**

The applicant is proposing to construct two (2) 3,500 sq. ft. industrial buildings with associated parking, landscaping and landscaped buffer. The intended use as reported is contractor's business and storage. A row of arborvitae was required along the rear of the property to improve the buffer for the residential neighbors to the rear.

**A motion was made by:** D. Thompson to approve application number PZ 08/17 #026 for a Site Plan for Three on Whiting Street LLC. for 0 Whiting Street MBL 39-E-10.2 for two (2) 3,500 sq. ft. buildings and site improvements as shown on map titled "Proposed Industrial Building Site Plan Parcel 39-E-10.2 Plainville, Connecticut" and dated August 4, 2017.

**Seconded by:** P. Saucier

**All in Favor 7 to 0**

**Motion Passes**

4. **PZ 08/17 #027 – 283 North Washington Street – Dairy Plus Gas – Site Plan Modification - Propose to construct three (3) gasoline pump islands with shared canopy, 1 diesel pump island with canopy, 100 square foot building addition, modify parking, storm drainage, and landscaping. (Decision required by February 24<sup>th</sup>, 2017)**

This item will be discussed as part of the public hearing under application PZ08/17 #028.

5. **PZ 08/17 #028 – 283 North Washington Street – Dairy Plus Gas – Special Exception – Proposed Gas Station, Shared use reduction of parking, Relocation of a non-conforming sign to a more conforming location.**

**A motion was made by:** P. Saucier to set a public hearing on October 10th at 7:30 PM for PZ 07/17 #028 for Dairy Plus Gas, requesting a Special Exception for location of use for a gas station, relocation of a non-conforming sign, and shared use reduction in parking.

**Seconded by:** W. Ricci

**All in Favor 7 to 0**

**Motion Passes**

**Public hearing set for October 10**

6. **PZ 08/17 # 030 – 84 Spring Lane – Mott Corporation – Site Plan Modification – Proposed construction of new hydrogen and nitrogen storage tanks as well as reconstruction and relocation of an existing argon storage tank. (Decision Required by November 11<sup>th</sup>, 2017)**

Mott is proposing to construct two (2) new hydrogen and nitrogen storage tanks in close proximity to the existing tanks, and relocated and existing argon tank as the old ones are near the end of their life span. The new tanks will be larger, occupy existing impervious surface, and be fenced in for security purposes.

**A motion was made by:** G. Petit to approve application number PZ08/17#30 for a Site Plan Modification for Mott Corporation for 84 Spring Lane MBL 03-B-01 for two construction of a concrete pad for hydrogen, nitrogen and argon storage tanks and relocation of existing drainage, as shown on map titled "Concrete Pad Installation New Tanks Install" and dated August 24, 2017.

**Seconded by:** A. Sarra

**All in Favor 7 to 0**

**Motion Passes**

## **V. BILLS AND COMMUNICATIONS**

1. Zoning Practice Issue 7 Practice Development Fees
2. CFPZA Quarterly Newsletter Summer 2017 Volume XXI Issue 3
3. Zoning Practice Issue 8 Practice Student Housing

## **VI. MINUTES**

**A motion was made by:** A. Sarra to approve the Regular Meeting Minutes of August 8, 2017 as written.

**Seconded by:** W. Ricci

**All in Favor 6 to 0**

**D. Thompson abstains**

**Minutes Approved**

## **VII. REPORTS**

Mark talked about the new State Statute that takes effect on October 1, 2017 regarding Temporary Healthcare Structures.

**A motion was made by:** G. Petit to set a public hearing on October 10<sup>th</sup> at 7:30 pm for PZ 09/17#031 for a motion to opt out of Public Act 17-155 in accordance with the procedures set forth by the said act.

**Seconded by:** P. Saucier

**All in Favor 7 to 0**

**Motion Passes**

**Public Hearing set for October 10.**

## VIII. ADJOURNMENT

A motion was made to adjourn the meeting at 10:27 pm by: G. Petit

Seconded by: A. Sarra

**Vote: 7-0 in favor**

**Meeting adjourned at 10:27 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom

Recording Secretary