

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
October 10, 2017**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

PRESENT: P. Saucier, W. Davison, A. Sarra, G. Petit, J. Bartiss-Earley, M. Weimer
(arrived late)

STAFF PRESENT: Garrett Daigle, Mark Devoe

ALTERNATES PRESENT: W. Ricci, A. Chapman

ABSENT: D. Thompson

I. ROLL CALL

D. Thompson had an excused absence. M. Weimer arrived after meeting started.

W. Ricci sat for M. Weimer. A. Chapman sat for D. Thompson.

II. PUBLIC HEARING

- 1. 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. (Public Hearing must close by November 14th, 2017, Decision required by January 18th, 2017)**

The application is for a special exception to locate a gas station with four (4) pump islands, three (3) for sale of gasoline, and one (1) for sale of diesel. The applicant is also proposing to move a non-conforming sign to a more conforming location, and requesting a shared use reduction in parking.

The applicant's site engineer, architect, and traffic engineer presented the application. There were several residents that had traffic and safety concerns.

Kathy Bassinger 40 Cody Avenue

James Connelly 7 Bradley Street, Unit 6

Dick Rilata 7 Bradley Street, Unit 8

John Zavaski	7 Bradley Street, Unit 20
John Byrne	7 Bradley Street
Dick Bonalter	7 Bradley Street
Joseph Martino	Address Unknown

After deliberations and additional questions for the applicant, there were no further comments from the public.

J. Bartiss-Earley closed the public hearing.

2. PZ 09/17 #031 – Town of Plainville – PA 17-155 Opt. Out – Discussion to opt out of PA 17-155 regarding temporary healthcare structures.

The State of Connecticut passed a new bill, PA 17-155 regarding Temporary Healthcare Structures in accordance with the procedures set forth in said act. The act overrides local zoning and permits, by right, detached temporary healthcare structures on all single-family lots.

G. Daigle presented a hypothetical map of locations for Temporary Healthcare Structure in relation to adjacent properties, and a map showing the portion of the town where Temporary Healthcare Structures are allowed by right through the act. The commission agreed that the town should opt out of PA 17-155, citing a list of pros and cons developed by staff. In addition, the Commission requested that staff draft a modification to the accessory apartment regulations that would allow for the flexibility of housing choice that the bill is intending, yet permit a more streamline approval process, perhaps administrative approval with relaxed standards only where medical necessity can be documented.

There were no comments from the public.

J. Bartiss-Earley closed the public hearing.

III. UNFINISHED BUSINESS

1. 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. (Public Hearing must close by November 14th, 2017, Decision required by January 18th, 2017)

After discussion regarding the requested hours of operation and the impact that would represent to the surrounding residential uses, particularly due to increased illumination on site, the Commission developed a consensus that operation until midnight, every night would place an undue burden on abutting residential property owners.

A motion was made by: G. Petit to approve with conditions a special exception as shown on a plan entitled "Site Development Plan, New Pump Islands, North Washington Street, LLC, 269 & 283 North Washington Street" dated December 30, 2016 and revised to September 27, 2017, and further described in application materials submitted under application number PZ 06/17 #028 for North Washington Street, LLC.

Seconded by: A. Sarra

Conditions:

1. Hours of operation will be permitted Monday – Sunday, 5 am to 10 pm. All lighting save necessary security lighting is to be turned off upon closing to include canopy lights and parking lot light poles.

Vote: 5 to 2 J. Bartiss-Earley, P. Saucier oppose

Motion Passes

2. **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 January 18th, 2018)**

The Applicant is proposing to remove the vacant buildings at the corner of the property, construct four (4) gas station pump islands, a diesel pump island, a 100 sqft addition and associated site improvements.

The commission discussed the application and wanted concerns met at the next meeting before voting on the application. The requested changes were:

- a. The southerly drive way on Route 177 shall have a sign posted to allow for a right out only, and a do not enter sign posted so no entrance from 177 is permitted.
- b. The inclusion of directional signs advising customers they may exit onto Bradley Street to access Route 177 via a signalized intersection.
- c. The Inclusion of a second handicap accessible parking space as required by ADA

A motion was made by: P. Saucier to table the site plan until the next meeting so that the applicant can make the necessary changes as recommended by the commission and staff.

Seconded by: W. Davison

Vote: 7 to 0

Motion Passes

Sidewalk Waiver Request for application PZ 08/17 #027 – Site Plan Modification

The commission discussed the request of the applicant and concedes there are no sidewalks adjacent to the property. Several commissioners cited anecdotal evidence that they have seen several people walking on Route 177, on which there are no sidewalks. Several Commissioners felt strongly that they do not want to continue ignoring the problem of no sidewalks and stated they were committed to requiring them.

A motion was made by: A. Chapman to *approve* a waiver for sidewalks as required by Section 4.01.C of the Zoning Regulations for a site plan revision as shown on a plan entitled “Site Development Plan, New Pump Islands, North Washington Street, LLC, 269 & 283 North Washington Street” dated December 30, 2016 and revised to September 27, 2017 under application number PZ 06/17 #027 for North Washington Street, LLC.

Seconded by: W. Ricci

Vote: 0 to 7

Motion Denied

3. PZ 09/17 #031 – Town of Plainville – PA 17-155 Opt. Out – Discussion to opt out of PA 17-155 regarding temporary healthcare structures.

The commission reiterated their position that staff should draft a text amendment to provide a better process and more reasonable standards for independent housing choices for the physically and mentally disabled population than PA 17-155 recommends.

A motion was made by: W. Davison to opt out of PA 17-155 an act concerning Temporary Healthcare Structures

Seconded by: P. Saucier

All in Favor 7 to 0

Motion Passes

IV. NEW BUSINESS

1. **PZ 08/17 #029 – 163 Woodford Avenue – Valley Water Systems – Site Plan Modification – Construct 900 sq ft chemical storage and feed shed with 600sf outdoor covered storage area.**

Valley Water Systems is proposing to construct a 900 sf chemical storage building with an attached 600sf covered outdoor storage area. The facility is an integral part of Valley Water Systems ability to provide potable water to all residents and businesses in the Town of Plainville. The applicant presented on the application. The applicant has already received a permit from the IWWC for construction in the upland review area.

A motion was made by: G. Petit to approve application number PZ 08/17#029 for a Site Plan Modification for Valley Water Systems, 163 Woodford Ave, MBL 30-A-08 for a 1,500 sq. ft bldg. as shown on the map entitled "Woodford Avenue Chemical Feed Station Replacement: dated August 2017.

Seconded by: P. Saucier

Vote: 7 to 0

Motion Passes

2. **PZ 08/17 #032 – 0 Northwest Drive (MBL 04-A-01) – FCP-TWO LLC – Site Plan – Construct a 33,600-sf building with associated site improvements. (Decision required by December 14th, 2017. Decision must wait until after IWWC renders decision on November 1st)**

Metro Realty is proposing to construct a 33,600-sf warehouse with associated site improvements on the northern side of Northwest Drive. The applicant has previously been approved by the Farmington IWWC and appeared before the Plainville IWWC on October 4th and received a determination of non-significance, the IWWC will vote on the application at their November 1st meeting. The commission cannot act on this application before the Wetlands Commission acts. The applicant requested permission to start site grading prior to final approval. The Commission noted that trees had already been removed but declined to offer the applicant permission to start with earth related site work prior to final approval.

A motion was made by: G. Petit to table application number PZ08/17#032 until after the IWWC has rendered a decision.

Seconded by: P. Saucier

Vote: 7 to 0

Motion Passes

3. **PZ 09/17 #033 – 7 Mancini Way – Joseph Ciccio – Resubdivision – Resubdivide 7 Mancini Way into two (2) lots. (Public hearing must open by December 14th, 2017, Staff recommends November 14th, 2017)**

The applicant is proposing to subdivide their existing lot into 2 lots, one of 2.36 acres, containing the existing house, and one of 0.46 Acres. The new lot meets all required zoning setbacks and requirements and the open space fee was paid for the entire property when it was last subdivided in July of 2008.

A motion was made by: P. Saucier to set a public hearing on November 14th at 7:30 PM for PZ 09/17 #033 for Joseph Ciccio for a Resubdivision at 7 Mancini Way (MBL 40-A-04) in an R-20 Zone.

Seconded by: W. Ricci

Vote: 7 to 0

Motion Passes

4. **PZ 09/17 #034 – 349 New Britain Avenue – 311 NB Plainville LLC – Site Plan – Construct a 17,054-sf commercial building and 12,000 sf building with associated Site Improvements. (Decision Required by March 24th, 2018)**

This application is combined with a request for a Special Exception so it will follow the longer time frame required for Special Exceptions and discussion on the application will be deferred until the public hearing. The applicant is currently seeking approval of a permit before the Wetlands Commission and no decision may be rendered on either the Site Plan or Special Exception Application until the Wetland Commission first acts.

5. **PZ 09/17 #035 – 349 New Britain Avenue – 311 NB Plainville LLC – Special Exception – Heavy Traffic Generator and Drive-Thru. (Public Hearing must open by December 14th, 2017, Staff Recommends November 14th, 2017)**

A motion was made by: W. Davison to set a public hearing on November 14 at 7:30 PM for PZ 09/17#035 for 311 NB Plainville Avenue for a Special Exception for a Major Traffic Generator and a Drive Thru at 349 New Britain Avenue (MBL 21-A-03) in a GC Zone.

Seconded by: W. Ricci

Vote: 7 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 September 12, 2017 as written.

Seconded by: P. Saucier

Vote: 7 to 0

Minutes Approved

VII. REPORTS

G. Daigle reminded the Commission that a meeting to discuss progress on the planning study for the Farmington Canal Heritage Trail will be held at the Plainville High School on October 18, 2017 at 6:00 PM.

The Commission reminded staff to inform the ZEO regarding use of a property on New Britain Avenue for the sale of Motor Vehicles.

VIII. ADJOURNMENT

A motion was made to adjourn the meeting at 10:22 pm by: A. Sarra

Seconded by: W. Ricci

Vote: 7-0 in favor

Meeting adjourned at 10:22 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom

Recording Secretary