

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
October 24, 2017**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

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

STAFF PRESENT: Mark Devoe

ALTERNATES PRESENT: W. Ricci, A. Chapman

ABSENT: None

I. ROLL CALL

All members were present.

II. PUBLIC HEARING

None

III. UNFINISHED BUSINESS

1. **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)**

At the previous meeting the commission approved a special exception for the location of a gas station use, shared use reduction in parking, and relocation of a non-conforming sign. Additionally, the commission denied a request for a sidewalk waiver. The commission stated they had several questions regarding the site plan including the proposed location of a secondary handicap accessible parking space, changing the southernmost driveway on SR-177 to a right out/right in only, and adding directional signage within the site. The main site improvements as stated in the last meeting are to remove the vacant structures, construct a 100 sqft addition on the primary building, and construct two (2) gas station canopies. One (1) canopy will house three (3) pump islands for sale of gasoline, the second canopy will house one (1) pump island for diesel. The second floor of the primary building is to remain office.

The applicant explained that they made all changes requested at the previous meeting.

There was a letter received in response to this application from Nicholas Cutter and Kenneth Cutter, home owners of a property located at 16 Bradley Street. They requested additions and changes to the site plan proposed. The commissioners read the letter and discussed it with the applicant. The applicant agrees that adding a privacy fence to the western boundary of the site as requested is a reasonable request. The other items requested were already addressed.

A motion was made by: D. Thompson to approve with modifications a site plan revision for as described 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 July 14, 2017, and further described in application materials submitted under application number PZ 06/17 #027 for North Washington Street, LLC.

Modification:

1. Add a privacy fence along the property line abutting 14 Bradley Street. The location shall be staked out and reviewed by town staff before being shown on the final plan set for Commission endorsement.

Seconded by: G. Petit

All in Favor 6 to 1 J. Bartiss-Earley not in favor due to concerns with safety and traffic.

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.**

Tabled until 11/14/17. Public hearing scheduled for 11/14/17.

3. **PZ 09/17 #033 – 7 Mancini Way – Joseph Ciccio – Resubdivision – Resubdivide 7 Mancini Way into two (2) lots.**

Public hearing scheduled for 11/14/17.

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.**

Public hearing scheduled for 11/14/17.

5. **PZ 09/17 #035 – 349 New Britain Avenue – 311 NB Plainville LLC – Special Exception – Heavy Traffic Generator and Drive-Thru.**

Public hearing scheduled for 11/14/17.

IV. NEW BUSINESS

1. **PZ 10/17 #037 – 123 Whiting Street – Relic Brewery – Site Plan Modification – Location of an itinerant food truck (Decision required by December 28th, 2017).**

The applicant is proposing a location for an itinerant food truck location in relation to their brewery use at 123 Whiting Street. The proposed location will be in close proximity to the existing building. Historically, the Commission has required site plan approval for the location of food trucks, carts, and the like. The applicant is requesting a waiver to the requirement that he provide a new A-2 survey. Staff supports this request given past practice. There are no specific definitions or requirements for itinerant food vendors in your regulations.

The applicant presented his application. The commissioners asked questions. The commissioners are concerned that there will be open alcohol containers outside the brewery. They expressed this concern to the applicant and it was stressed that neither the original brewery approval, nor this modification to allow a food truck, authorizes the consumption of alcohol anywhere but within the brewery premises, and not outside under any conditions.

A motion was made by: G. Petit to approve with modifications a site plan modification for PZ 10/17 #037 for Mark Sigman for location of an itinerant food truck, at 123 Whiting Street MBL 28-G-10 in a GI/GC Zone.

Modifications:

1. The approval is for the food truck alone, that no tables, chairs, umbrellas or outside furniture was approved as part of the application. Discussion in the minutes should reflect that the PZC has not, under Mr. Sigman's previous application nor during this application considered and given any permission for consumption of alcohol outside of the approved premises, which they take to be inside his leased facility.
2. Waive A-2 Survey

Seconded by: M. Weimer

All in Favor 7 to 0

Motion Passes

V. BILLS AND COMMUNICATIONS

1. Zoning Practice Issue 9
2. CFCPA Newsletter Fall 2017
3. Zoning Practice Issue 10

VI. MINUTES

A motion was made by: A. Sarra to approve the Regular Meeting Minutes of October 10, 2017.

Seconded by: W. Davison

All in Favor 7 to 0

Minutes Approved

VII. REPORTS

The commissioners asked Mark about issues in Town.

1. Cars are still parked at the New Britain Avenue site near Brandi's Beauty Bar.
2. The flashing signs at Anthony's service station, while inside the facility, can be seen from the outside and in the opinion of the PZC, violate Section 4.03.10.g of their regulations.

VIII. ADJOURNMENT

A motion was made by: D. Thompson to adjourn the meeting at 8:25 pm.

Seconded by: P. Saucier

Vote: 7-0 in favor

Meeting adjourned at 8:25 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary