

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
November 14, 2017**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

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

STAFF PRESENT: Garrett Daigle, Mark Devoe

ALTERNATES PRESENT: W. Ricci, sat for P. Saucier

ABSENT: P. Saucier, A. Chapman, both excused

I. ROLL CALL

D. Thompson turned in his resignation. The Commission accepted the resignation and thanked him for his years of good service.

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

Seconded by: W. Ricci

All in Favor 6 to 0

Motion Passes

A motion was made by: G. Petit to add Dirty Tails LLC, Kristen Brigandi to the agenda under New Business.

Seconded by: W. Ricci

All in Favor 6 to 0

Motion Passes

II. PUBLIC HEARING

1. **PZ 09/17 #033 – 7 Mancini Way – Joseph Ciccio – Resubdivision – Resubdivide 7 Mancini Way into two (2) lots. (Public Hearing must close by 12/19/17. Decision required by 2/22/18).**

The applicant presented his proposal.

The applicant is proposing to create an additional conforming lot at 7 Mancini Way. A public hearing is required by state statute. The applicant has proposed sidewalks in accordance with zoning regulations. The lot will be serviced by public water and sewer.

The existing sidewalk in front of the lot directly to the east has a sidewalk that terminates on both ends with a handicap ramp. ADA compliance requires a ramp at all terminal points on the sidewalk. Because the sidewalk is being extended, the ramp between the existing and proposed lot is no longer required, staff is suggesting that it be removed when the new walk is extended. In discussions, that applicant has agreed, but the revision has not been shown on the plan.

Joe Bandzak, 1 Mancini Way - had questions and concerns about drainage and the septic tank at the applicant's residence. He also sent in a letter that was read into the record. The applicant and Mark Devoe answered his questions as they applied to the applicant or town policy/regulation.

No other comments were made and J. Bartiss-Earley closed the public hearing.

2. PZ 09/17 #035 – 349 New Britain Avenue - 311 NB Plainville LLC – Special Exception – Heavy Traffic Generator and Drive-Thru (Public hearing must close by 12/19/17. Decision required by 2/22/18).

The applicant submitted a traffic report with the application, which stated that there would be over 100 peak hour trips on weekends, causing this project to be a major traffic generator. Additionally, the Goodwill will have a drive-thru donation drop off, which requires a special exception.

An abutting property owner between the subject parcel and the Big Y Plaza, had early on asked the applicant to consider providing access to his site through the applicant's property. The applicant updated their plan to show a stub for potential access from the adjacent sites. The negotiation of property right between private owners over access is not under the purview of the PZC.

The applicant presented his proposal. The commissioners asked questions. Attorney Timothy Hollister spoke in favor of the application, as long as an agreement can be made between his client and the applicant about a potential access from one property to the other.

J. Bartiss-Earley closed the public hearing.

III. UNFINISHED BUSINESS

1. 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)

The applicant had presented the application at the Commission's last meeting but a decision could not be rendered because of a pending wetland application. The wetland application was approved on November 1, 2017 and the Commissions determined that application was ready for action.

A motion was made by: W. Davison to approve a site plan modification for PZ 08/17 #032 for FCP-TWO LLC for construction of a 33,600 sf warehouse building with associated site improvements, at 0 Northwest Drive MBL 04-A-01 in a Restricted Industrial Zone.

Seconded by: M. Weimer

All in Favor 6 to 0

Motion Passes

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

A motion was made by: G. Petit to approve a resubdivision for PZ 09/17 #033 for Joseph Ciccio, at 7 Mancini Way in an R-20 Zone.

Seconded by: W. Ricci

Modifications:

1. Because the sidewalk is being extended, the ramp between the existing and proposed lot is longer required it should be removed when the new walk is extended.
2. Applicant required to use drainage plan as indicated on the plan dated November 14, 2017 or a new plan must be reviewed and approved by the Town Engineer.

All in Favor 6 to 0

Motion Passes

3. 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: M. Weimer to approve a special exception for a heavy traffic generator and a drive thru for 311 NB Plainville LLC at 349 New Britain Avenue MBL 21-A-03 in a GC Zone.

Seconded by: W. Davison

All in Favor 6 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)

The applicant's presentation during the public hearing for the special exception covered all of the Commission's concerns regarding the site improvements.

A motion was made by: M. Weimer to approve a site plan for construction of a 17,054-sf retail building and a 12,000-sf pad site with associated site improvements as shown on plan entitled "Proposed Mixed Use Development 349 New Britain Avenue Plainville, Connecticut" dated September 30, 2017 and revised to October 31, 2017, and further described in application materials submitted under application number PZ 09/17 #035 for 311 NB Plainville LLC at 349 New Britain Avenue MBL 21-A-03 in a GC Zone.

Seconded by: W. Davison

All in Favor 6 to 0

Motion Passes

IV. NEW BUSINESS

1. Dirty Tails LLC. Kristen Brigandi – request to talk to the Commission about expanding her business to offer overnight boarding in her facility for cats and dogs, located at 109 East Main Street.

Kristen came in to talk about a plan to expand her business and offer overnight boarding of cats and dogs at her facility. Currently, she offers Doggie Day Care and Pet Grooming.

She would like to limit boarding to 8 pets that would be kept overnight. She explained that these pets would be current customers that use her facility for either Doggie Daycare or Pet Grooming.

She explained that the dogs and cats would be kept indoors and monitored with cameras by her at all times. The hours she is proposing is 8 pm to 7 am. She would be available if there are any issues with the animals.

The commissioners asked Ms. Brigandi questions and agree that if she is interested in submitting an application that they would be willing to discuss it with her further. One point they though should be made is that domestic animals should be defined and limited to dogs and cats only.

V. BILLS AND COMMUNICATIONS

None

VI. MINUTES

A motion was made by: A. Sarra to approve the Regular Meeting Minutes of October 24, 2017 minutes as written.

Seconded by: W. Davison

All in Favor 6 to 0

Minutes Approved

VII. REPORTS

Informal Discussion PoCD

Regulation Amendments

VIII. ADJOURNMENT

A motion was made to adjourn the meeting at 9:14 pm by: A. Sarra

Seconded by: M. Weimer

Vote: 6-0 in favor

Meeting adjourned at 9:14 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary