

**PLANNING AND ZONING COMMISSION  
PLAINVILLE, CONNECTICUT**

**PLANNING AND ZONING COMMISSION  
February 13, 2018**

**MINUTES**

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

**MUNICIPAL CENTER  
ROOM 304**

**PRESENT:** A. Chapman, P. Saucier, A. Sarra, J. Bartiss-Earley, M. Weimer

**STAFF PRESENT:** Garrett Daigle, Mark Devoe, Deb Tompkins, Town Council  
Liaison

**ALTERNATES PRESENT:** W. Ricci (sat for G. Petit)

**ABSENT:** W. Davison, G. Petit

**I. ROLL CALL**

W. Davison and G. Petit had excused absences. W. Ricci sat for G. Petit.

**II. PUBLIC HEARING**

None

**III. UNFINISHED BUSINESS**

None

**IV. NEW BUSINESS**

**1. PZ 01/18#001 – Zoning Text Amendment – Kristin Brigandi – Amend  
Section 2.04 Dog Day Care Facilities to Dog and Cat Care Facilities to  
allow overnight boarding of cats and dogs.**

Kristin Brigandi is interested in expanding her business to allow overnight boarding of animals. The boarding would only be allowed as accessory to an existing daycare facility and all animals must be currently enrolled in the daycare program or grooming services and pass a temperament evaluation. The proposal would allow only 8 dogs and/or cats allowed to be boarded at any time. The facilities would still be allowed by site plan approval in GC, RI, and GI zones, and via special exception in the CC Zone.

**A motion was made by:** P. Saucier to set a public hearing on March 13, 2018, at 7:30 pm at the Plainville Public Library for PZ 01/18#001 for Kristin Brigandi for a Zoning Text Amendment to amend Section 2.04.

**Seconded by:** W. Ricci

**All in Favor 6 to 0**

**Motion Passes, Public Hearing Set for 3/13/18**

**2. PZ 01/18 #002 – Zoning Text Amendment - Town of Plainville  
Planning and Zoning Commission – Amend Section 3.01 Flood Plain  
Zone and Section 9.02 Definitions**

This regulation is meant to update the Floodplain Zone regulation to highlight the difference, and to resolve any conflicts between the in the local Floodplain Zone versus the FEMA Special Flood Hazard Area.

Discussion followed.

**A motion was made by:** M. Weimer to set a public hearing on March 13, 2018, at 7:30 PM at the Plainville Public Library for PZ 01/18 #002 for Plainville Planning and Zoning Commission for a Zoning Text Amendment to amend Section 3.01 Floodplain Zone and Section 9.02 Definitions.

**Seconded by:** P. Saucier

**All in Favor 6 to 0**

**Motion Passes, Public Hearing Set for 3/13/18**

**3. PZ 01/18#003 – Zoning Text Amendment – Town of Plainville Planning  
and Zoning Commission – Amend Section 1.04 F Accessory Apartments  
to allow Accessory Medical Apartments**

In response to the Town of Plainville opting out of PA 17-155, staff has prepared an amendment to the Accessory Apartment Regulation to allow staff approval when deemed medically necessary. The added benefit would be a reduction in processing time to permit an applicant with medical need to address those needs in a more efficient manner. The Commission also wished to further consider increasing the minimum are percentage and will take that up as part of the public hearing discussion as well.

Discussion followed. Staff was asked to develop a scenario explaining how a sliding scale could be applied to are percentage requirements for future discussion

**A motion was made by:** P. Saucier to set a public hearing on March 13, 2018, at 7:30 PM at the Plainville Public Library for PZ 01/18 #002 for Plainville Planning and Zoning Commission for a Zoning Text Amendment to amend Section 1.04 F Accessory Apartments.

**Seconded by:** A. Chapman

**All in Favor 6 to 0**

**Motion Passes, Public Hearing Set for 3/13/18**

#### **4. Election of Officers**

**A motion was made by:** P. Saucier to elect J. Bartiss-Earley Chairwoman of the Planning and Zoning Commission from 2018 - 2019.

**Seconded by:** M. Weimer

**All in Favor 5 to 0**

**J. Bartiss-Earley abstains Motion Passes**

**A motion was made by:** A. Sarra to elect M. Weimer Secretary of the Planning and Zoning Commission from 2018 - 2019.

**Seconded by:** P. Saucier

**All in Favor 4 to 0**

**M. Weimer abstains**

**Motion Passes**

#### **V. BILLS AND COMMUNICATIONS**

1. Zoning Practice Issue Number 1 Practice Simplified Zoning January 2018
2. CFPZA Quarterly Newsletter Volume XXII issue 1 Winter 2018

#### **VI. MINUTES**

**A motion was made by:** A. Chapman to approve the Regular Meeting Minutes of January 9, 2018 as written.

**Seconded by:** W. Ricci

**All in Favor 6 to 0**

**Minutes Approved**

#### **VII. REPORTS**

Mark and Garrett asked if the commissioners were interested in attending the CFPZA Annual Conference. Chairperson Bartiss-Earley indicated she would attend. The commissioners will let Garrett know if they can attend.

Enforcement issues were discussed:

- The sign at Lostoco's Package Store is falling down and needs to be removed or replaced in kind, or another conforming fashion.
- There seems to be someone living over Chris' Auto on West Main Street. Mark DeVoe indicated that second floor residents are a permitted use if the GC zone, but that to his knowledge, no building permits have been taken for this conversion. While it was initially approved as office space, it can be converted to an apartment with Commission approval, so long as parking is not impacted. Parking requirements for office is typically higher than residential. If parking for the residential units is not sufficient off West Main Street, access to the lot below on Forestville Avenue will have to be provided. If provision of such access changes the site plan in any way, formal commission approval is required. Mark will review the plan and report back to the PZC. At the very least, a permit needs to be obtained for the conversion.

## VIII. ADJOURNMENT

**A motion was made to adjourn the meeting at 8:26 pm by:** A. Sarra

**Seconded by:** P. Saucier

**Vote: 6-0 in favor**

**Meeting adjourned at 8:26 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom

Recording Secretary