

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
March 13, 2018**

REGULAR MEETING AT 7:30 P.M.

Library Auditorium

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

STAFF PRESENT: Garrett Daigle, Mark Devoe

ALTERNATES PRESENT: W. Ricci

ABSENT: W. Davison

I. ROLL CALL

W. Ricci sat for W. Davison.

II. PUBLIC HEARING

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

Ms. Brigandi talked about her plans for her facility. A customer was present to speak. A letter was also received and read into the record by a current customer of Dirty Tails.

Jackie Laramie, 68 Cooke Street Apartment #31 – in favor of the proposed boarding facilities. She is a very happy customer. Her dog is a current doggie daycare client.

Gail Black, 4 Cianci Avenue, in favor of the proposed boarding facilities. She went into Dirty Tails and observed how much the dogs love the staff.

Ms. Brigandi also spoke and told the board that she plans to hire 2 or 3 more employees and also plans to promote current employees to accommodate the addition to her business.

Jennifer Bartiss-Earley closed the public hearing.

2. **PZ 01/18 #002 – Zoning Text Amendment - Town of Plainville Planning and Zoning Commission – Amend and clarify Section 3.01 Flood Plain Zone and Section 9.02 Definitions (public hearing must close by 4/17/2018, decision required by 6/21/18).**

No residents were present. Jennifer Bartiss-Earley closed the public hearing.

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 and revise minimum floor area ratios (public hearing must close by 4/17/2018, decision required by 6/21/18)**

No residents were present. Jennifer Bartiss-Earley closed the public hearing.

III. UNFINISHED 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 and to allow overnight boarding of dogs and cats.**

The text amendment proposes allowing cat day care as well as dog and cat boarding facilities of up to eight (8) dogs and/or cats that are currently enrolled in daycare or grooming services. The facilities are not to be used for quarantine or sheltering animals.

A motion was made by: G. Petit to approve with modification application PZ 01/18 #001 for Kristin Brigandi for a zone regulation amendment to section 2.04 M regarding dog day facilities with modifications.

Seconded by: A. Chapman

All in Favor 7 to 0

Motion Passes

Discussion followed

Modifications:

1. Said amendment will become effective March 22, 2018.
 2. Subsection 6 should state sections a through j.
 3. 7 should read all dogs and/or cats are to be housed indoors.
2. **PZ 01/18 #002 – Zoning Text Amendment - Town of Plainville Planning and Zoning Commission – Amend and clarify Section 3.01 Flood Plain Zone and Section 9.02 Definitions.**

The amendment proposes to remedy discrepancies between the Floodplain Zone in Plainville, and the FEMA Special Flood Hazard Area.

A motion was made by: A. Sarra to approve application PZ 01/18 #002 for Town of Plainville Planning and Zoning Commission for a zone regulation amendment to section 3.01 and section 9.02 regarding the Floodplain Zone as presented.

Seconded by: W. Ricci

All in Favor 7 to 0

Motion Passes

Said amendment will become effective on March 22, 2018.

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 and revise minimum floor area ratios (public hearing must close by 4/17/2018, decision required by 6/21/18)**

The text amendment is enclosed for your review. The amendment proposes to allow staff approval for an accessory apartment when deemed medically necessary by a medical professional in accordance with this regulation. The amendment also provides for an increase to the percentage of square footage allowable in relation to the primary structure.

A motion was made by: P. Saucier to application PZ 01/18 #003 for Town of Plainville Planning and Zoning Commission for a zone regulation amendment to section 1.04.F regarding accessory apartments.

Seconded by: M. Weimer

All in Favor 7 to 0

Motion Passes

Said amendment will become effective on March 22, 2018.

4. **PZ 02/18 #005 – Special Exception – YMCA/Jeremy Myska – Modification to a special exception use to construct benches to form amphitheater as part of Eagle Scout Project at 149 Farmington Avenue MBL 15-A-19 in an R-12 Zone (public hearing scheduled for March 27th)**

5. **PZ 02/18 #006 – Site Plan Modification – YMCA/Jeremy Myska – construct benches to form amphitheater as part of Eagle Scout Project at 149 Farmington Avenue MBL 15-A-19 (Decision after close of associated public hearing)**

Coincides with above application.

IV. NEW BUSINESS

1. **PZ 02/18 #007 – Site Plan Modification – Erfan Mathoxa – Construct addition to rear building at 135 Whiting Street.**

The applicant proposes to add on approximately 400 square feet of building to the rear building to allow indoor seating for customers when using the laundromat. The applicant received a variance from the Zoning Board of Appeals for a side yard setback and only require site plan approval at this time. Roof leaders and underground recharge chambers are proposed for the addition. No new parking is proposed as the addition is ancillary to the main business.

A motion was made by: A. Chapman to approve a site plan modification for PZ 02/18 #007 for Erfan Methoxha for construction of an addition, at 135 Whiting Street 39-D-01 in a GI Zone.

Seconded by: W. Ricci

All in Favor 6 to 0

G. Petit abstains

Motion Passes

V. BILLS AND COMMUNICATIONS

None

VI. MINUTES

A motion was made by: A. Sarra to approve the Regular Meeting Minutes of February 27, 2018 as written.

Seconded by: P. Saucier

All in Favor 7 to 0

Minutes Approved

VII. REPORTS

Staff addressed the commission concerns with certain properties and updated the commission on the Plan of Conservation and Development process.

VIII. ADJOURNMENT

A motion was made by: P. Saucier to adjourn the meeting at 8:40 pm.

Seconded by: A. Sarra

All in Favor

7 to 0

Meeting adjourned at 8:40 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom

Recording Secretary