

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
March 27, 2018**

REGULAR MEETING AT 7:30 P.M.

**Room 304
Council Chambers**

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

A motion was made by: P. Saucier to elevate the alternate.

Seconded by: A. Sarra

All in Favor 6 to 0

Motion Passes

II. PUBLIC HEARING

- 1. 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 must close by 5/1/18)**

The YMCA is asking to allow the construction of a moveable amphitheater and seating to be used in conjunction with the YMCA Summer Day camp. The benches will be arranged in an amphitheater style setting with a central stage platform. There will be 15 benches, each with three rows of seats. The amphitheater will be located within the existing bituminous track, away from the neighboring residence properties.

The commissioners asked questions. The applicant explained that the Summer Camp will be utilizing the amphitheater for group activities. It will be stored in the garage at the YMCA for the winter. The YMCA closes at 9:00 PM so no activities will occur after that time. The applicant stated that occasional singing and theater activities may occur up until 7:00 PM. This activity has been ongoing, but will now utilize the amphitheater.

There was no one present from the public. Jennifer Bartiss-Earley closed the public hearing.

III. UNFINISHED BUSINESS

1. **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 must close by 5/1/18, Decision required by 7/1/18).**

A motion was made by: P. Saucier to approve a Special Exception for PZ 02/18 #005 for YMCA/Jeremy Myska for use of a moveable Amphitheater, at 149 Farmington Avenue MBL 15-A-19 in an R-12 Zone.

Seconded by: W. Ricci

All in Favor 7 to 0

Motion Passes

2. **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 in an R-12 Zone (Decision required by 7/1/18)**

A motion was made by: A. Sarra to approve a Site Plan for PZ 02/18 #006 for YMCA/Jeremy Myska for construction and installation of a moveable amphitheater, at 149 Farmington Avenue MBL 15-A-19 in an R-12 Zone.

Seconded by: A. Chapman

Modifications:

1. Waive A-2 and Mylar filing requirement

All in Favor 7 to 0

Motion Passes

IV. NEW BUSINESS

1. **PZ 03/18 #008 – Site Plan – Gregory Guay – Construct parking and associated site improvements at 10 Sparks Street MBL 23-O-05 in a GI Zone (Decision required by 5/31/18)**

The property has been vacant for some time and a light manufacturer has bought the property. In order for the property to be useable, the owner needs to construct a parking lot. The site will consist of 29 parking spaces, with associated landscaping and drainage. The original application showed parking spaces in the required front yard, staff notified the applicant and his engineers that this was not allowed without a variance. The parking was subsequently reduced, although the applicant may still seek a variance and return to the commission for a site plan modification. The existing building does not conform to today's required setback and is considered existing non-conforming.

The commissioners listened to the presentation. Staff provided additional narrative.

A motion was made by: P. Saucier to approve a Site Plan for PZ 03/18 #00 for Gregory Guay for Construction of a parking lot and associated site improvements, at 10 Sparks Street MBL 23-0-05 in an GI Zone.

Seconded by: W. Ricci

All in Favor 7 to 0

Motion Passes

2. PZ03/18#009 – Kristin Brigandi - Dog and/or cat boarding in accordance with Section 2.04M at 109 East Main Street in a CC Zone (Public hearing must open by 5/31/18, staff recommends 4/24/17)

Ms. Brigandi proposes to have dog and cat boarding in accordance with the recently amended Section 2.04 M for Dog and Cat Care facilities. The use requires a special exception and public hearing, staff recommends setting the public hearing for April 24th, 2018.

A motion was made by: G. Petit to set a public hearing for April 24th for a special exception for PZ 03/18 #009 for Kristin Brigandi for a Dog and Cat Care Facility with Boarding, at 109 East Main Street in a CC Zone.

Seconded by: P. Saucier

All in Favor 7 to 0

Motion Passes

V. BILLS AND COMMUNICATIONS

1. Zoning Practice Issue 3: Practice Micro Apartments
2. Approved Text Amendments

VI. MINUTES

A motion was made by: A. Sarra to approve the Regular Meeting Minutes of March 13, 2018 as written.

Seconded by: W. Ricci

All in Favor 7 to 0

Minutes Approved

VII. REPORTS

Mark and Garrett talked about what they are working on in the office.

VIII. ADJOURNMENT

A motion was made by: A. Sarra to adjourn the meeting at 8:11 pm.

Seconded by: G. Petit

All in Favor 7 to 0

Meeting adjourned at 8:11 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom

Recording Secretary