

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
April 10, 2018**

REGULAR MEETING AT 7:30 P.M.

Library Auditorium

PRESENT: A. Chapman, G. Petit, J. Bartiss-Earley, P. Saucier, W. Davison

STAFF PRESENT: Garrett Daigle

ALTERNATES PRESENT: W. Ricci

ABSENT: M. Weimer, A. Sarra

I. ROLL CALL

W. Ricci sat for A. Sarra.

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

Seconded by: W Davison

All in Favor 6 to 0

Motion Passes

II. PUBLIC HEARING

None

III. UNFINISHED BUSINESS

- 1. PZ 03/18 #009 – Special Exception – Kristin Brigandi – Dog and/or cat boarding in accordance with Section 2.04.M at 109 East Main Street in a CC Zone (Public Hearing scheduled for 4/24/18)**

IV. NEW BUSINESS

1. **PZ 03/18 #010 – Site Plan Modification – Manafort Bros. Inc. – construct addition to primary office building at 414 New Britain Avenue in a RI Zone (Decision required by 6/14/18)**

The applicant's representative Charles Nyberg presented the application.

Manafort Bros is proposing to add 2,856 sq ft of office space to the west of their existing building to allow for increased capabilities to their office in town. The application proposes restructuring a portion of the existing parking lot, and building the addition at street level. The applicant is currently seeking a variance to the required front yard setback due to steep slopes to the south and to provide harmonious architecture.

The applicant went before the Zoning Board of Appeals for a variance and was approved at the meeting on April 9, 2018.

The commissioners asked questions. The applicant determined that he needs to add another Handicap parking spot. It was also determined that the sedimentation plan needs to be added along with the dually responsible agent.

A motion was made by: G. Petit to approve a site plan modification with modifications for PZ 03/18 #010 for Manafort Bros for construction of an addition, at 414 New Britain Avenue MBL 32-B-01 in an RI Zone.

Seconded by: W.Davison

Conditions:

1. Mylars cannot be filed until the Town Engineer approved the drainage plan.
2. Responsible agent needs to be added to the drawings.
3. Parking calculation needs to be added to plan.
4. Applicant needs to add (1) Handicap parking spot.
5. Applicant needs to add sedimentation plan.

All in Favor 6 to 0

Motion Passes

V. BILLS AND COMMUNICATIONS

None

VI. MINUTES

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

Seconded by: W. Ricci

All in Favor 6to 0

Minutes Approved

VII. REPORTS

Garrett talked about what he is working on in his office. Garrett talked about the 2019 PoCD consultants.

VIII. ADJOURNMENT

A motion was made by: P. Saucier to adjourn the meeting at 8:04 pm.

Seconded by: W. Davison

All in Favor 6 to 0

Meeting adjourned at 8:04 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary