

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
May 22, 2018**

REGULAR MEETING AT 7:30 P.M.

**Room 304
Municipal Center**

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

STAFF PRESENT: Garrett Daigle, Mark Devoe

ALTERNATES PRESENT: W. Ricci

ABSENT: A. Chapman, G. Petit, P. Saucier

I. ROLL CALL

W. Ricci sat for P. Saucier.

A motion was made to elevate the alternate by: W. Davison

Seconded by: M. Weimer

All in Favor 4 to 0

Motion Passes

II. PUBLIC HEARING

- 1. PZ 04/18 #011 – Special Exception – Brad Fabian/Basketball House – 75 Neal court – Modification to a Special Exception use to expand hours at 75 Neal Court in a GI Zone.**

Mr. Fabian talked about his request to extend his business hours to accommodate summer and school vacation camps. The commission asked questions and determined that his request was reasonable and the hours should be changed permanently, not just during the summer and during school vacations.

There were no residents present to speak for or against the application. J. Bartiss-Earley closed the public hearing.

III. UNFINISHED BUSINESS

1. **PZ 04/18 #011 – Special Exception – Brad Fabian/Basketball House – 75 Neal court – Modification to a Special Exception use to expand hours at 75 Neal Court in a GI Zone.**

A motion was made by: M. Weimer to approve a Special Exception for PZ 04/18 #011 for Brad Fabian for change in special exception use, at 75 Neal Court MBL 24-Q-04 in a GI Zone.

Seconded by: W. Ricci

Conditions: Permitted hours of operation shall be Sunday to Saturday 8 am to 11 pm and a new Special Exception Certificate indicating the new hours shall be filed on the land records.

All in Favor 5 to 0

Motion Passes

IV. NEW BUSINESS

1. **PZ 05/18 #018 – Special Exception – Oak Land Developers – 0 Camp Street (MBL 13-H-01-1) – Construct 3 detached condo units.**

A motion was made by: A. Sarra cast a motion set a public hearing for June 26, 2018 for Oakland Developers for construction of a multi-family development at 0 Camp Street (MBL 13-H-01-1) in an R-11 Zone

Seconded by: W. Davison

All in Favor 5 to 0

Motion Passes

2. **PZ 05/18 #017 – Site Plan – Oak Land Developers – 0 Camp Street (MBL 13-H-01-1) – Construct 3 detached condo units (Decision required by 11/3)**

Coincides with above application.

3. **PZ 05/18 #019 – Site Plan – C.S. Associates – 100 Farmington Valley Drive – Construct 35,000 sf warehouse and office with associated site improvements in a RI Zone (Decision required by 7/26).**

The applicant proposes to construct a 35,000-square foot building in the Farmington Valley Corporate Park, with a small portion of the building being used for office. The site had a previous approval from 1999 that was never built and has since expired. The proposal includes a proposed rail road spur that has not been designed yet, any significant changes to the plan as a result of the spur design will require a site plan modification approval.

The applicant presented the application. They are considering delivery by rail as an option in the future. There would be no manufacturing in the building, it would be a warehouse.

A motion was made by: M. Weimer to approve a Site Plan for PZ 05/18 #019 for C.S. Associates for construction of a 35,000-square foot building with associated site improvements, at 100 Farmington Valley Drive MBL 08-A-34-24 in an RI Zone.

Seconded by: W. Davison

Modifications:

1. Add lighting fixtures and details to the plan to be approved by staff.
2. Add sidewalk from northern property line to southerly line at the center of the sanitary sewer easement.
3. Handicap signage location and detail to be added to the plan.
4. A photometric plan shall be provided to be approved by staff.
5. Add emergency contact information for sedimentation and erosion control.

All in Favor 5 to 0

Motion Passes

A motion was made by: M. Weimer to approve a waiver for the required filing of an A-2 survey for PZ 05/18 #019 for C.S. Associates at 100 Farmington Valley Drive MBL 08-A-34-24 in an RI Zone.

Seconded by: W. Ricci

All in Favor 5 to 0

Motion Passes

4. PZ 05/18 #020 – Site Plan Modification – McDonalds Real Estate Company – 7 Maple Street – various site improvements related to renovation of building and site in a GC Zone (Decision required by 7/26)

McDonalds Real Estate Company will be remodeling the existing McDonalds Restaurant on the Corner of Maple Street and East Street. As part of the project, there will be several changes to the site, including construction of a side walk along the parking lot from the building to the existing town sidewalk on the western half of the building, as well as constructing a speaker canopy for the drive through and striping an additional handicapped space.

Existing pavement markings will be updated to current company requirements, as well as new signage to replace existing signs, and a new electronic menu board.

Geoff Fitzgerald presented the request to the commission. He explained what they are planning to do. The commissioners asked about the privacy fence and it was agreed upon that it would be repaired or replaced as part of this application.

A motion was made by: M. Weimer to approve a Site Plan Modification for PZ 05/18#020 for various improvements related to site redevelopment, at 7 Maple Street MBL 29-C-6 in a GC Zone.

Seconded by: W. Davison

Conditions:

1. Privacy fence be repaired or replaced.
2. Wrought iron fence shall be painted to match the new building façade.

All in Favor 5 to 0

Motion Passes

V. BILLS AND COMMUNICATIONS

1. Zoning Practice May 2018

VI. MINUTES

A motion was made by: A. Sarra to approve the Regular Meeting Minutes of May 8, 2018 as written.

Seconded by: W. Davison

All in Favor 5 to 0

Minutes Approved

VII. REPORTS

None

VIII. ADJOURNMENT

A motion was made by: A. Sarra to adjourn the meeting at 8:55 pm.

Seconded by: W. Ricci

All in Favor 5 to 0

Meeting adjourned at 8:55 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary