

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
June 12, 2018**

REGULAR MEETING AT 7:30 P.M.

**Room 304
Municipal Center**

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

STAFF PRESENT: Garrett Daigle, Assistant Planner, Deb Tompkins, Town Council
Liaison

ALTERNATES PRESENT: W. Ricci

ABSENT: None

I. ROLL CALL

All members are present.

II. PUBLIC HEARING

None

III. UNFINISHED BUSINESS

1. **2019 Plan of Conservation and Development Work Session** – Glenn Chalder, the Town's planning consultant from Planimetrics was present.

Mr. Chalder talked to the commission about:
 - A. The proposed draft invitation letter– the commission liked the proposed letter and approved of it being sent out.
 - B. The proposed draft survey for Town Commissions – the commission liked the survey and approved of it being sent out.
 - C. The proposed draft survey for the public – the commission liked the survey, but just asked that Mr. Chalder add "Family" as a choice for the main thing that attracted them to Plainville.
 - D. Listening Sessions for Town Boards and Commissions – Mr. Chalder talked about the proposed "Listening Sessions" in the fall. The proposed dates are September 11, October 9 and November 13. The commission agrees on the dates.
 - E. Schedule of Upcoming Meetings - The committee agreed that Mr. Chalder will come to the July 10 meeting, but take August off for vacations.

2. **PZ 05/18 #018 – Special Exception – Oak Land Developers – 0 Camp Street (MBL 13-H-01-1) – Construct 3 detached condo units in an R-11 Zone (Public Hearing scheduled for 6/26)**
3. **PZ 05/18 #017 – Site Plan – Oak Land Developers – 0 Camp Street (MBL 13-H-01-1) – Construct 3 detached condo units in an R-11 Zone (See PZ 05/18 #18)**

Coincides with the above application.

V. NEW BUSINESS

1. **PZ 05/18 #022 – Site Plan – FCP Two LLC – 0 Northwest Drive (MBL 08-A-34) – Construct up to 294,500 sq. ft. of warehouse space in a RI Zone. (Decision required by 8/16/18)**

FCP Two realty is proposing to construct either, a single 294,500 square foot warehouse, or two 104,000 square foot warehouses.

Tom Daley from Milone & MacBroom was present. He presented the proposal and answered questions.

A motion was made by: G. Petit to approve with modifications a conceptual site plan for PZ 05/18 #021 for FCP TWO LLC for construction of up to 294,500 square feet of warehouse space, at 0 Northwest Drive MBL 08-A-34 in an RI Zone.

Seconded by: A. Sarra

Discussion:

Modifications (if any):

1. Mylars of the approved plan shall be filed indicating the conceptual nature of this approval.
2. The final Mylar will need to be modified to shift the parking out of the front yard on Northwest Drive.
3. Final Mylar's shall also be filed once the final layout is determined and all staff concerns have been met including:
 - A. Lighting detail and photometric plan.
 - B. Landscaping details.
 - C. Storm water management plan meeting the intent of Plainville's LID requirements.
 - D. Drainage plan to be approved by Town Staff.

- E. Sidewalk to be built along cul-de-sac from CT Tool to the sidewalk in the southern parking lot

All in Favor 7 to 0

Motion Passes

A motion was made by: W. Davison to approve with condition a sidewalk waiver as presented for PZ 05/18 #021 for FCP TWO LLC 0 Northwest Drive MBL 08-A-34 in an RI Zone

Seconded by: P. Saucier

Conditions:

1. Sidewalk to be built along cul-de-sac from CT Tool to the sidewalk in the southern parking lot

All in Favor 7 to 0

Motion Passes

V. BILLS AND COMMUNICATIONS

None

VI. MINUTES

A motion was made by: W. Davison to approve the Regular Meeting Minutes of May 22, 2018 as written.

Seconded by: A. Chapman

All in Favor 7 to 0

Minutes Approved

VII. REPORTS

None

VIII. ADJOURNMENT

A motion was made by: A. Sarra to adjourn the meeting at 8:42 pm.

Seconded by: W. Davison

All in Favor 7 to 0

Meeting adjourned at 8:42 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom

Recording Secretary

Planning & Zoning

6-12-18