

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT
MINUTES
April 26, 2016**

REGULAR MEETING at 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

PRESENT: G. Petit, J. Bartiss-Earley, M. Weimer, P. Saucier, W. Davison, D. Thompson, A. Sarra (arrived late, left early - illness)
STAFF PRESENT: M. DeVoe
EXCUSED ABSENCE: None

I. ROLL CALL

II. PUBLIC HEARING

1. **PZ 02/16#003 – Andrea Wasley – CGS Section 19a-320 Petition – Proposed crematorium – 30-B Hayden Avenue, Unit C in a General Industrial zone (Public hearing must open by April 14, 2016).**

The applicant's representative, Mr. William Galske, presented the proposal. Attorney Galske stated that he did not have much by way of new information to add and requested a continuance in order to assemble the information the Commission requested. In addition, his client has hired the services of Fuss and O'Neil to address many of the issues brought up by the public. Fuss and O'Neil was not available for the meeting of April 26th but is expected to have a presentation ready by May 10th. Several members of the public were present to speak for and against this application.

A response from the Town Attorney is still required to clarify the laws.

Members of the Public

Julie Sanders, 30 Russell Avenue, opposed, concerned about the emissions from the crematorium.

Larry Jones, 13 Hart Place, sent in a letter, opposed, concerns on air quality, house values.

Beth Bartlett, 25 Homestead Avenue, opposed, concerned about house values, health risks.

Katherine LaBella, 107 Whiting Street, submitted a letter and spoke, opposed, concerned about toxins in the air. She also said that she is passing around a petition to town residents that live in the area, she has over 100 signatures so far.

Joanne Edman, 166 West Main Street, opposed, should be put on the outskirts of town, not near residential.

Tony Banas, 12 Norton Street, opposed, contamination concerns.

Dan D'Andrea, 50 Pierce Street, #19, opposed, process done under false pretenses. He stated that Mr. DeVoe is assisting the applicant in circumventing town laws.

Art Screen, 62 Robert Street Extension, opposed, proposed state law statute 8-2n, states that a crematory has to be more than 500 feet from residential properties. Questioned where the Commission received their guidance, if not from zoning statutes.

Chairwoman Bartiss-Earley asked Mr. Galske for more information for the next meeting.

1. Initial temperature needed to start process and the base of the machine and the chimney.
2. The amount of mercury in a can of tuna fish.
3. The temperature needed to burn certain pathogens.

As requested by the applicant, the hearing will be continued to May 10, 2016 at 7:30 P.M. The Chair asked for clarification as to Mr. Screen's assertions as well as additional clarifications from the applicant:

- If the chimney is not up to temperature, can smoke occur?
- What temperatures are needed at the base of the chimney before cremations can occur appropriately?
- What is the amount of mercury in a can of tuna?

Commissioner Davison asked if the applicant could provide information regarding what temperatures that certain pathogens (disease) are destroyed at.

III. UNFINISHED BUSINESS

1. **PZ 02/16#003 – Andrea Wasley – CGS Section 19a-320 Petition – Proposed crematorium – 30-B Hayden Avenue, Unit C in a General Industrial zone (Public hearing must open by April 14, 2016).**

A motion was made by: P. Saucier to continue the public hearing until the next meeting May 10, 2016.

Second: W. Davison

All in Favor 6 to 0

Motion Passes

2. **PZ 03/16#009 – Special Exception – Farmington Valley Gymnastics – Increase size of parking lot and associated drainage and landscaping at 5 Northwest Drive in a Restricted Industrial zone.**

Farmington Valley Gymnastics has proposed an increase in parking for their training facility at 5 Northwest Drive. Staff is currently in the process of reviewing the submittal. Because the application requires a public hearing, we will withhold providing you with our comments at this time. **Public Hearing scheduled for May 10, 2016, 7:30 pm.**

3. **PZ 03/16#008 – Site Plan Modification – Farmington Valley Gymnastics – Increase size of parking lot and associated drainage and landscaping at 5 Northwest Drive in a Restricted Industrial zone.**

We ask that you leave this item on the table pending the outcome of the associated special exception application.

IV. NEW BUSINESS

1. **PZ 03/16#006 – TILCON, Inc. – North Mountain Road Annual Quarry Review 2016**

Mr. Frank Lane, Tilcon employee, provided quarry facility maps and proposed removal rates for the upcoming year. Tilcon proposes to mine a minimal amount - 5,000 tons of basalt this year in the North Mountain Quarry.

A motion was made by: W. Davison to approve an Annual Quarry Review – PZ03/16#006 - for Tilcon, Inc. at North Mountain Road in a Quarry Industrial Zone.

Seconded by: G. Petit

All in Favor 6 to 0

Motion Passes

2. **PZ 03/16#007 – TILCON Inc. Woodford Avenue Annual Quarry Review 2016**

Mr. Frank Lane, Tilcon employee, provided quarry facility maps and proposed removal rates for the upcoming year. Tilcon proposes to mine 1,200,000 tons of basalt this year in the Woodford Avenue Quarry. Mr. Lane indicated that this amount is indicative of an improving construction economy.

A motion was made by: W. Davison to approve an Annual Quarry Review – PZ03/16#007 - for Tilcon, Inc. at Woodford Avenue in a Quarry Industrial Zone.

Seconded by: G. Petit

All in Favor 6 to 0

Motion Passes

3. **PZ 04/16#010 – Synergy Holdings, LLC. – Site Plan Modification – Proposed change of use, small porch addition and parking reduction – 362 Farmington Ave in a General Commercial zone.**

The applicant would like to add a 40.5 square ft addition onto his commercial building. In addition, he is asking to remove parking spaces and add grass and landscaping.

The commission requests that Mark check again with the building inspector about the handicap ramp that was removed from the property to make sure the building is in compliance with the ADA without it. Mark indicated that he will request an opinion from the building official for the PZC. The PZC can, by modification, require that if he changes his opinion, the plan can be modified to include the appropriate ramp.

A motion was made by: G. Petit to approve with modification a site plan modification for a small porch addition and reduction in parking for Synergy Holdings, LLC as shown in the site plan labeled “Zoning Location Survey Showing Proposed Addition, prepared by Synergy Holdings LLC., 362 Farmington Avenue dated March 29, 2016, located in the General Commercial Zone.

Second: M. Weimer

Modifications:

Should a handicap ramp be required by the building official, the applicant shall modify the plan before filing to include an appropriate ramp.

All in Favor 6 to 0

Motion Passes

4. PZ 04/16#012 – TWM Development LLC – Site Plan – proposed change of use from residential home to a proposed funeral home with a 650 sf addition with associated parking and drainage at 51 Maple Street in a Central Commercial Zone.

The applicant presented her plan to put a funeral home into a previous residential home. John Bossi reviewed her storm water management plan and found that it satisfies the town’s requirements.

One resident, Ann Tetreault, 55 Maple Street, was present at the meeting to get more information because her home is next door to the proposed property. Via email through Mark DeVoe, she did request that the Commission consider invoking a public hearing due to the significance of the hearing. The PZC did not agree and decided not to call a public hearing. Nonetheless, Ms. Tetreault was granted permission to speak. She has concerns on privacy and parking of the cars on the road and safety. She also raised concerns about the health of a large tree located on the border of the two properties. She did not want to see the tree damaged or destroyed due to root damage. Her questions were discussed with the applicant and she was informed that it was ok to talk to the Engineer in charge of the project with any additional concerns that might come up.

A motion was made by: D. Thompson to approve with modifications a site plan application for a change of use from ex-residential to a proposed funeral home with a 650 sf addition, associated parking and drainage – PZ 04/16#012 for TWM Development, LLC, as shown on the site plan labeled “Proposed Addition & Site Improvements, prepared for TWM Development, LLC, 51 Maple Street, Plainville, CT dated March 3, 2016 and revised to April 25, 2016.

Modifications:

1. Site Plan must reflect the overflow parking.

Second: G. Petit

All in Favor 6 to 0

Motion Passes

5. **PZ 04/16#013 – Steven Litke – Special Exception – Proposed subdivision of existing land into 3 lots including one with frontage on Unionville Avenue and 2 rear lots with access from Unionville Avenue – 24 Unionville Avenue in a R-20 zone.**

A motion was made by: D. Thompson to schedule a public hearing for Application PZ 04/16#013 on May 24, 2016.

Second: P. Saucier

All in Favor 6 to 0

Motion Passes

6. **PZ 04/16#011 – Steven Litke – Site Plan Modification – Proposed subdivision of existing land into 3 lots including one with frontage on Unionville Avenue and 2 rear lots with access from Unionville Avenue – 24 Unionville Avenue in a R-20 zone.**

We ask that you leave this item on the table pending the outcome of the associated special exception application.

V. BILLS AND COMMUNICATIONS

1. Zoning Practice – “By Right Zoning” – Issue Number 4, April 2016
2. CTFPZA Quarterly Newsletter – Spring 2016 – Volume XX, Issue #2

VI. MINUTES

A motion was made by: G. Petit to approve the Regular Meeting Minutes of April 12, 2016 as written.

Second: P. Saucier

Vote: 6-0

Minutes Approved

VII. REPORTS

None

VIII. ADJOURNMENT

A motion was made: to adjourn the meeting at 9:12 p.m. by P. Saucier

Second: G. Petit

Vote: 6-0 in favor

Meeting adjourned at 9:12 p.m.

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom
Recording Secretary