

**PLANNING AND ZONING COMMISSION  
PLAINVILLE, CONNECTICUT**

**MINUTES  
PLANNING AND ZONING COMMISSION  
August 14, 2018**

**REGULAR MEETING AT 7:30 P.M.**

**MUNICIPAL CENTER  
ROOM 304**

**PRESENT: M. Weimer, P. Saucier, A. Sarra, G. Petit, A. Chapman (arrived late)**

**STAFF PRESENT: Mark Devoe**

**ALTERNATES PRESENT: W. Ricci**

**ABSENT: W. Davison, J. Bartiss-Earley**

**I. ROLL CALL**

**A motion was made by:** G. Petit to elevate W. Ricci

**Seconded by:** P. Saucier

**All in Favor 4 to 0**

**Motion Passes**

**II. PUBLIC HEARING**

1. **PZ 07/18 #026 – Special Exception - 311 NB Plainville LLC – 349 New Britain Avenue – Construct 30 foot tall (over height), 216 square foot (over-sized) sign in a GC Zone. (Public Hearing must close by 9/18/18, Decision required by 11/22/18).**

The property owner is proposing to construct an oversized, over height sign for the new Goodwill and pad sites at the former Chung property. The sign will be 30 feet tall and total sign area will be 216 square feet, the Goodwill sign will only be 72 square feet and there will be 3 other tenant sign spaces available for future tenants.

The applicant presented his plan. There was no one from the public to speak for or against the application. M. Weimer closed the public hearing.

**III. UNFINISHED BUSINESS**

1. **2019 Plan of Conservation and Development Work Session –** First Meeting of each month. No meeting in August. Listening sessions start on September 11.

2. **PZ 07/18 #026 – Special Exception - 311 NB Plainville LLC – 349 New Britain Avenue – Construct 30-foot-tall (over height), 216 square foot (over-sized) sign in a GC Zone. (Public Hearing must close by 9/18/18, Decision required by 11/22/18).**

**A motion was made by: G. Petit to approve** a Special Exception for PZ 07/18 #026 for 311 NB Plainville for 30-foot-tall, 216 square foot detached sign, at 349 New Britain Avenue MBL 21-A-03 in a GC Zone.

**Seconded by:** P. Saucier

G. Petit stated that this sign is in character of the area.

**All in Favor 5 to 0**

**Motion Passes**

#### **IV. NEW BUSINESS**

1. **PZ 07/18 #027 – Accessory Apartment - Pasquale Apruzzese – Construct Accessory Apartment at 55 Kent Street in a R-10 Zone (Decision required by 10/18/18)**

The applicant presented his proposal. The property owner is proposing to construct a 725.5 square foot addition onto their home, which will include a 628 square foot accessory apartment. (97.5 square feet to be used as shared entry way). The total square footage of the home is 1,239, the apartment will be 33.6% of the total home area, below the maximum 35%. The addition will be toward the back and side of the house, and the applicant received a variance for a reduction in side yard from 10 feet to 6 feet. The apartment will be 1 bed room and driveway will be extended to allow space for the required 2 parking spaces.

**A motion was made by:** A. Sarra to approve an accessory apartment for PZ 07/18 #027 for Pasquale Apruzzese, at 55 Kent Street MBL 30-M-13 in an R-10 Zone.

**Seconded by:** W. Ricci

**All in Favor 5 to 0**

**Motion Passes**

2. **PZ 07/18 #028 – Site Plan Modification – Apple Rehab/Hop Haus – Food Truck location at convalescent home for employee use at 269 Farmington Avenue in an R-11 Zone (Decision required by 10/18/18).**

The applicant presented his proposal. Apple Rehab wishes to place a food truck in the rear of their property for employee use on select days throughout the year. The trailer will not be stored at this location and is only for employee use. The location is out of view from both Farmington Avenue and Northampton Lane. The truck is intended to be used for employees only, and not for the general public. Because of the location, the truck will not be occupying any required parking spaces.

The commissioners asked questions. The commissioners decided to restrict hours of operation to the approval.

**A motion was made by:** G. Petit to approve with conditions a site plan modification for PZ 07/18#028 for Hop Haus / Apple Rehab for a food truck location at 269 Farmington Avenue MBL 15-A-11 in a R-11 Zone.

**Seconded by:** P. Saucier

**All in Favor 6 to 0**

**Motion Passes**

**Conditions:**

1. Hours of operation should be 9 am to 4 pm behind the Apple Rehab Building.
2. Location approved is shown on submitted map.
3. Employees of Apple Rehab only

**A motion was made by:** G. Petit to approve a waiver for filing of an A-2 survey and Mylar for PZ 07/18 #028 for Hop Haus/ Apple Rehab for a food truck location, at 269 Farmington Avenue 15-A-11 in an R-11 Zone.

**Seconded by:** A. Sarra

**All in Favor 6 to 0**

**Motion Passes**

**3. PZ 07/18 #029 – Site Plan Modification – Clean Earth– Food Truck location at 60 North Washington Street in a GI Zone (Decision required by 10/18/18)**

Dawg House wishes to locate on a currently unused portion of the Clean Earth Property on North Washington Street. The location will be in a disused parking lot to the front of the property and will have 2 picnic tables. The Dawn House was previously located near Tilcon, before closing and wishes to reopen in a new location Staff stated that any future development plans for this property would void the approval.

**A motion was made by:** P. Saucier to approve a site plan modification for PZ 07/18 #029 for Dog House/ Clean Earth for a food truck location, at 60 North Washington Street MBL 25-D-07 in a GI Zone.

**Seconded by:** G. Petit

**All in Favor 6 to 0**

**Motion Passes**

**A motion was made by:** P. Saucier to approve a waiver for filing of an A-2 survey and Mylar for PZ 07/18 #029 for Dawg House/Clean earth for a food truck location, at 60 North Washington Street Farmington Avenue MBL 25-D-07 in a GI Zone.

**Seconded by:** G. Petit

**All in Favor 6 to 0**

**Motion Passes**

4. **PZ 07/18 #030 – Site Plan – Harvey Landscaping – Construct 2,000 square foot garage and associated site improvements at 12 Lewis Street in a GC Zone (Decision required by 10/18/18).**

Steven Giudice from H.E. Cole & Son was present for the applicant. Harvey Landscaping is proposing to construct a 2,000 square foot garage and paved parking lot for their landscaping business currently located. There is an existing small garage and storage container that will be removed as part of the construction, however existing outside storage bays will remain. The property will be fenced in by a 6ft light proof fence along the abutting properties to the North and East.

**A motion was made by:** G. Petit to approve a site plan for PZ 07/18 #030 for Harvey Landscaping for a 2,000 square foot garage and associated site improvements, at 12 Lewis Street MBL 23-M-02B in a GC Zone.

**Seconded by:** P. Saucier

**All in Favor 6 to 0**

**Motion Passes**

5. **PZ 07/18 #031 – Site Plan Modification – Paul Pavano – Construct 3,052 sqft storage garage addition at 8 Hayden Avenue in a GI Zone (Decision required by 10/18/18).**

The applicant was not present and sent a request to staff that his application be tabled until the next meeting in September.

**A motion was made by:** G. Petit to table application PZ 07/18#031.

**Seconded by:** A. Chapman

**All in Favor 6 to 0**

**Motion Passes**

6. **PZ 07/18 #032 & PZ 07/18 #033 – Resubdivision & Rear Lot (Special Exception) – Pietro Marcuccio –Resubdivide lot and create rear lot at 66 Russel Avenue in an R-10 Zone (Public hearing must open 10/18/18, staff recommends 9/25/18).**

**A motion was made by:** P. Saucier to set a public hearing for September 25, 2018 for Pietro Marcuccio for a resubdivision and a special exception for a rear lot at 66 Russel Avenue (MBL 39-H-17) in an R-10 Zone.

**Seconded by:** A. Sarra

**All in Favor 6 to 0**

**Motion Passes**

**7. PZ 07/18 #034 – Site Plan Modification – CS Associates – Modifications to approved site plan at 100 Farmington Valley Drive in an RI Zone (Decision required by 10/18/18).**

David Whitney, Consulting Engineers was present for the applicant. The applicant receive approval in May for a 35,000 square foot warehouse, CS associates has decided to reduce the size of the building to 32,000 square feet, adjust the layout of the parking lot, increase the size of the dumpster and dumpster pad, as well as modify the landscaping plan. The storm water management ponds and area have remained as previously approved, even with a decrease in impervious surface. There is a shaded area shown on the plan to signify a possible parking area expansion as part of this plan, however it will not increase the impervious surface above what was previously approved.

**A motion was made by:** W. Ricci to approve a Site Plan modification for PZ 07/18 #034 for C.S. Associates for construction of a 32,000-square foot building with associated site improvements, at 100 Farmington Valley Drive MBL 08-A-34-24 in an RI Zone.

**Seconded by:** G. Petit

**All in Favor 6 to 0**

**Motion Passes**

**A motion was made by:** G. Petit to approve a waiver for the required filing of an A-2 survey for PZ 07/18 #034 for C.S. Associates at 100 Farmington Valley Drive MBL 08-A-34-24 in an RI Zone.

**Seconded by:** A. Sarra

**All in Favor 6 to 0**

**Motion Passes**

**V. BILLS AND COMMUNICATIONS**

1. Zoning Practice Issue 7
2. CFCPA Newsletter Summer 2018
3. Letter Clear Horizon Eye Care

**VI. MINUTES**

**A motion was made by:** G. Petit to approve the Regular Meeting Minutes of July 10,2018.

**Seconded by:** A. Sarra

**All in Favor 6 to 0**

**Minutes Approved**

**VII. REPORTS**

The commission discussed a section in the regulations Mark noticed and how to handle it.

## VIII. ADJOURNMENT

**A motion was made by:** W. Ricci to adjourn the meeting at 8:40 pm.

**Seconded by:** P. Saucier

**Vote: 6-0 in favor**

**Meeting adjourned at 8:40 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom

Recording Secretary