

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
September 11, 2018**

REGULAR MEETING AT 7:30 P.M.

**Room 304
Municipal Center**

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

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

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 from Planimetrics was present at the meeting to discuss Booklet #4 – Conservation Strategies. Strategies included covered Natural Resources, Open Space, Community Character and Sustainability/Resiliency.

Mr. Chalder went over a presentation he prepared explaining the Conservation Workbook, which is meant to inform the final Plan. There were members of the Conservation Commission and Pequabuck Watershed Association present to give feedback on the plan.

- A. Lisa Lozier, Commissioner on Conservation Commission – 17 Grant Avenue – she likes the plan. The reuse of existing buildings in town is a great idea. It would be great if there were wildlife corridors. Lisa also suggests when trees are removed in town that they should be replaced. Lisa talked about the River clean ups that the Conservation Commission coordinates and asked for volunteers to help with the event.

- B. Mary Ridingsward, President of the Pequabuck Watershed Association, 176 Marcia Road Bristol- commends the town with the low impact development regulations. She was happy to hear about the wetlands that the town acquired along the Pequabuck River. She wants the town to update or create a tree inventory list. She wants the town to inform the residents of the public value of trees. Mary also talked about composting and she would be willing to do classes on promoting recycling for the town.

Mark Devoe talked about open space and connecting additional pieces of land in environmentally sensitive areas. Mark shared that the Town of Plainville acquired approximately 137 acres of open space, while approving development on approximately 133 acres of untouched land over the past 0 years.

Mr. Chalder went over the conservation booklet with the commission. The commissioners talked about sewers and if the whole town should be on sewers instead of septic tanks. Mr. Chalder will follow up with the Health Department. The matter will be reviewed in more depth during discussion on infrastructure.

The commission had a discussion on Village Districts and Historic Districts. The difference between the two was clarified and how aesthetic controls could be used was explored as well.

Mr. Chalder went over the survey results with the commission. Those results were compiled in Booklet #3 – Community Issues/Concerns. The next Listening session will be October 9, the topic will be Town-wide development issues.

2. **PZ 07/18#031 – Site Plan Modification – Paul Pavano – Construct 3,052 sq. ft. storage garage addition at 8 Hayden Avenue in a G1 Zone.**

Left on the table.

3. **PZ 07/18#0322 & 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 scheduled for 9/25.**

IV. NEW BUSINESS

1. **PZ 08/18#034 – Special Exception – JNS Development – Open space subdivision – 54 Lot open space subdivision at 161 Camp Street and 25 Bradley Street in an R-20 Zone.**

A motion was made by: M. Weimer to set a public hearing for October 23, 2018 for JNS Development for a special exception for an Open Space Subdivision at 161 Camp Street (MBL 12-B-10) and 25 Bradley Street in an R-20 Zone.

Seconded by: W. Davison

All in Favor 7 to 0

Motion Passes

V. BILLS AND COMMUNICATIONS

1. Booklet #4 – Conservation Strategies
2. Booklet #3 – Community Issues/Concerns

VI. MINUTES

A motion was made by: G. Petit to approve the Regular Meeting Minutes of August 14, 2018 as written.

Seconded by: A. Sarra

All in Favor 6 to 0

W. Davison abstains Minutes Approved

VII. REPORTS

None

VIII. ADJOURNMENT

A motion was made by: A. Sarra to adjourn the meeting at 9:16 pm.

Seconded by: W. Davison

All in Favor 7 to 0

Meeting adjourned at 9:16 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary