

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
September 25, 2018**

REGULAR MEETING AT 7:30 P.M.

**Room 304
Municipal Center**

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

STAFF PRESENT: Garrett Daigle, Assistant Planner

ALTERNATES PRESENT: W. Ricci

ABSENT: P. Saucier, A. Chapman

I. ROLL CALL

W. Ricci sat for P. Saucier.

II. PUBLIC HEARING

1. **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 close by 10/30/18, Decision required by 1/3/19).**

The property is 0.64 acres and consists of a single-family home. The applicant is proposing to remove the existing home and subdivide the property to create two separate building lots. Rear lots are allowed via special exception.

Bryan Panico from Harry Cole & Son was present for the applicant. He went over the proposal. The commissioners asked questions and there was a discussion. The commission discussed staff concerns with the plan regarding snow removal. Mr. Panico indicated the applicant will add a note on the final plan to show that a fence cannot be built on the property line of the accessway to the rear lot. There were no residents present to speak for or against the application. J. Bartiss-Earley closed the public hearing.

III. UNFINISHED BUSINESS

1. **2019 Plan of Conservation and Development Work Session** – First Meeting of the month. The next Listening Session is scheduled for October 9.

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

The applicant was not present.

A motion was made by: W. Davison to table the application.

Seconded by: W. Ricci

All in Favor 6 to 0

Motion Passes

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.**

A motion was made by: G. Petit to approve a Resubdivision and Special Exception for PZ 07/18 #032 & #033 for Pietro Marcuccio 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

4. **PZ 08/18#034 – Special Exception – JNS Development – Conservation subdivision – 54 Lot open space subdivision at 161 Camp Street and 25 Bradley Street in an R-20 Zone.** Public hearing scheduled for 10/23/18.

IV. NEW BUSINESS

1. **PZ 09/18 #035 - Informal Discussion – Jeffrey Perzan – 110 & 112 New Britain Avenue**

The applicant has asked for an informal, non-binding discussion Mr. Perzan's consultant in this matter is James Cassidy.

The plan consists of improvements and change of use at the subject properties. 110 New Britain Avenue currently has two single family homes with a stone site drive that serves both homes. There are no residents in either home. 112 New Britain Avenue houses a two-story mixed-use structure (former package store and recently, "Brandi's Beauty Bar." The first-floor commercial space at 112 is currently vacant. The second-floor houses 2 efficiency dwelling units.

110 New Britain Avenue: The applicant wants to propose a food truck in the front of one of the existing residential structures.

- The applicant wishes to place the parking in front of the required front yard setback and they require "special permission" for that request.
- The stone or gravel composition of the parking surface may only be permitted by waiver of the Commission.

112 New Britain Avenue: The proposed first floor use of the building is a deli and residential use of the two efficiency dwelling units on the second floor will be maintained.

James Cassidy explained that the applicant wants to leave the parking spaces gravel until the property is developed and at that point the Food Truck will be removed.

The commissioners asked questions and discussion followed. The commission would be more comfortable with the waiver of paving, if the application was under the purview of a special exception, with the option to limit the duration of the waiver, that if they site is not developed in the extent

V. BILLS AND COMMUNICATIONS

1. Zoning Practice 8
2. Zoning Practice 9

VI. MINUTES

A motion was made by: W. Ricci to approve the Regular Meeting Minutes of September 11, 2018 as written.

Seconded by: A. Sarra

All in Favor 6 to 0

Minutes Approved

VII. REPORTS

None

VIII. ADJOURNMENT

A motion was made by: A. Sarra to adjourn the meeting at 8:29 pm.

Seconded by: W. Davison

All in Favor 6 to 0

Meeting adjourned at 8:29 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary