

**PLANNING AND ZONING COMMISSION  
PLAINVILLE, CONNECTICUT**

**MINUTES  
PLANNING AND ZONING COMMISSION  
October 9, 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, Mark Devoe, Town Planner, Deb Tompkins, Town Council Liaison, Glenn Chalder, Consulting Planner

**ALTERNATES PRESENT:** W. Ricci

**ABSENT:** None

**I. ROLL CALL**

All members were present.

**II. PUBLIC HEARING**

None

**III. UNFINISHED BUSINESS**

1. **2019 Plan of Conservation and Development Work Session** – The listening session covered Development Strategies. Glenn Chalder from Planimetrics presented the contents of the Booklet and turned it over to the Commission.

J. Bartiss-Earley opened up the listening session so that the public could speak.

1. Val Dumais, Chairman of the Economic Development Agency – 43 Reliance Road in Plainville
  - Utilizing tax abatements and Tax Increment Financing as tools that could help with developing the Downtown.
  - Seek expansion to the existing Technology Park Zone
  - Increase development of Enterprise Zone, Marketing will be essential.
  - Rezoning old Tyler Farms area into a Restricted Industrial Zone to help spur grand list growth.

**Planning and Zoning 10-9-18**

- Quarries are not going to last. Consider development once the activity ceases.
  - Rezoning should be done to alleviate conflict between adjacent zones.
2. David Mazurek, Chairman of the Board, Plainville Housing Authority, 71 W. Broad Street, Plainville
- Need money to develop 6 acres behind the current Housing Authority.
  - Old plan from architect shows 190 units, high rise for the area - David to share plan with Planning and Zoning Commission.
  - 120 units currently at the Plainville Housing Authority. Seniors 62 and over, Handicapped and Disabled residents are occupying the units.
  - All units need updating. Staff is working on grants to upgrade bathrooms, roofs, doors, windows, etc.
  - Waitlist opened in May, received over 192 applications.
  - No funding available for expansion. Need help from Legislators for funding.
3. Sally Miller, Chairwoman for the Committee on Aging
- Seniors need affordable housing. Most are moving out of town because there isn't enough available.
  - Older residents support the town, need to work on affordable housing to meet their needs.
4. State Representative William Petit, 132 Redstone Hill Road
- It would be great to bring together the pieces for affordable housing for young people and seniors. Downtown would be ideal so the residents could shop in town. Village concept would be beneficial.

The discussion continued including a "Planned Development District" and the "Village District" concepts. All topics will be discussed further and possibly be included in the finished plan. Mark DeVoe asked the PZC to give serious consideration to the PDD concept for specific sites as mentioned by Mr. Chalder.

**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; he requested a 65-day extension.**

**A motion was made by:** W. Davison to grant a 65-day extension.

**Seconded by:** P. Saucier

**All in Favor 7 to 0**

**Motion Passes**

**3. 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

None

#### V. BILLS AND COMMUNICATIONS

1. Booklet #5 – Development Strategies

#### VI. MINUTES

**A motion was made by:** G. Petit to approve the Regular Meeting Minutes of September 25, 2018 with one change.

**Under Section IV. Re: 112 New Britain Avenue (3<sup>rd</sup> para):**

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~~ **the** site is not developed in the extent **requested**.

**Seconded by:** P. Saucier

**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 9:19 pm.

**Seconded by:** A. Chapman

**All in Favor 7 to 0**

**Meeting adjourned at 9:19 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

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Recording Secretary