

**PLANNING AND ZONING COMMISSION  
PLAINVILLE, CONNECTICUT**

**MINUTES  
PLANNING AND ZONING COMMISSION  
October 23, 2018**

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

**Room 304  
Municipal Center**

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

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

**ALTERNATES PRESENT:** W. Ricci

**ABSENT:** A. Sarra

**I. ROLL CALL**

W. Ricci sat for A. Sarra.

**II. PUBLIC HEARING**

- 1. PZ 08/18 #034 – Special Exception – JNS Development – Open Space subdivision - 55 Lot open space subdivision at 161 Camp Street and 25 Bradley Street in an R-20 Zone (Public hearing must close by 11/27/18)**

Steven Giudice from HE Cole & Sons was present for the applicant as was Attorney Barry Thompson. Attorney Thompson provided an overview of the proposal. Mr. Giudice then discussed the proposal in more detail and went over a full presentation for the proposed open space subdivision. The applicant is seeking approval of the special exception in advance of applying for subdivision approval because the special exception must be approved in order to permit the applicant to apply for subsequent phases of open space subdivision. This is the first open space subdivision in Plainville. Mr. Giudice explained that the subdivision would be built in phases. The price point for the houses would be \$420,000 to \$475,000. He explained that the houses would have public water and sewer. The lots would be 12,000 square feet. It was made clear that the applicant would be setting aside a greater amount of open space in exchange for smaller lots, and this development pattern would result in a smaller development footprint with fewer homes than a standard by right subdivision.

The commissioners asked questions. J. Bartiss-Earley opened up the hearing to the public.

1. Donna Lentini, 17 Hillscresc Road, Plainville, understands that it is zoned for residential but not in favor due to traffic concerns
2. Christina Corvello, 36 Great Plain Drive, Plainville , just had questions on why the applicant was seeking the approval for the open space subdivision first.
3. Rick Walker, 38 Great Plains Drive, Plainville, in favor, happy to see open space development. Discussed issues with ATV's in sandpits.
4. Ellie Ross, 48 Bradley Street, Plainville, not in favor, roads cannot accommodate any more traffic.

The applicant provided answers to some of the public concerns. The commissioners discussed the next meeting and continuing the hearing. The commission requests that the applicant provide a traffic impact statement looking at pre and post traffic patterns for the proposed development versus a by-right subdivision, including the potential truck traffic associated with the development and potential for school bus traffic when the development is completed. It was further requested that the applicant provide some relevant review as to how this development would impact the local schools. The Commission continued the public hearing to January 8, 2019.

**A motion was made by:** G. Petit to continue the public hearing to January 8, 2019 for a special exception for PZ 08/18 #034 for JNS Development for a 55-lot open space subdivision, at 161 Camp Street & 25 Bradley Street in an R-20 Zone.

**Seconded by:** W. Davison

**All in Favor 7 to 0**

**Motion Passes**

### **III. UNFINISHED BUSINESS**

1. **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.**

The applicant continues to refine the application and is working with a granted a 65-day extension.

2. **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 continued to January 8, 2019.

### **IV. NEW BUSINESS**

1. **PZ 10/18 #036 – Resubdivision – Oak Land Developers – 4 lot resubdivision at 0 Stillwell Drive (MBL 38-F-05)**

Oak Land Developers is proposing a 4-lot re-subdivision on a 1.92 Acre parcel of land between Eisenhower Drive and Stillwell Drive. The application requires a wetland permit and action must wait until after the Wetlands Commission renders a decision.

**A motion was made by:** W. Davison cast a motion to set a public hearing for PZ 10/18 #036 for a resubdivision on January 8, 2019 in room 304 of the Plainville Municipal Center for Oak Land Developers at 0 Stillwell Drive (MBL 38-F-05) in an R-11 Zone.

**Seconded by:** W. Ricci

**All in Favor 7 to 0**

**Motion Passes**

## **V. BILLS AND COMMUNICATIONS**

1. CFPZA Quarterly Newsletter Volume XXII Issue 4 Fall 2018

## **VI. MINUTES**

**A motion was made by:** W. Ricci to approve the Regular Meeting Minutes of October 9, 2018 as written.

**Seconded by:** A. Chapman

**All in Favor 7 to 0**

**Minutes Approved**

## **VII. REPORTS**

None

## **VIII. ADJOURNMENT**

**A motion was made by:** W. Davison to adjourn the meeting at 8:50 pm.

**Seconded by:** M. Weimer

**All in Favor 7 to 0**

**Meeting adjourned at 8:50 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

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Recording Secretary