

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

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

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

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

STAFF PRESENT: Mark Devoe, Garrett Daigle

ALTERNATES PRESENT: W. Ricci

ABSENT: None

I. ROLL CALL

All members were present.

II. PUBLIC HEARING

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 (Continued to 1/8/19.)**

III. UNFINISHED BUSINESS

1. **2019 Plan of Conservation and Development Work Session - Glenn Chalder from Planimetrics was present.**

Glenn reported that he will be submitting a copy of the proposed plan later in January. Glenn went over the briefing booklet covering topics of Conservation, Development, Infrastructure and how the plan should be implemented. The commissioners asked questions and gave feedback on the booklet.

2. **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 (Public hearing continued to 01/08/18).**

3. **PZ 10/18 #036 – Resubdivision – Oak Land Developers – 4 lot resubdivision at 0 Stillwell Drive (MBL 38-F-05) (Public Hearing Scheduled for 1/8/19).** Garrett reported that this application was denied at the Inland / Wetland Meeting on December 5, 2018. The applicant has not yet decided how they would like to proceed.

Motion to table application PZ10/18#036 until applicant decides how he wants to proceed by: G. Petit

Seconded by: P. Saucier

All in Favor 7 to 0

Application Tabled

4. **PZ 10/18 #037 & #038 – Site Plan & Special Exception – William Wells - Change in non-conforming use & various site improvements. (Public hearing will open on 1/8/19).**

IV. NEW BUSINESS

1. **PZ 11/18 #039 & 040 – Subdivision & Special Exception – 311 NB Plainville LLC – subdivide 349 New Britain Avenue into two (2) lots with shared parking allowed via special exception. Public hearing must open by 2/14/19, staff recommends 1/8/19)**

311 NB Plainville is proposing to subdivide the former Chung property, the Goodwill building will be subdivided onto a separate parcel with cross access and parking easements on the proposed parcels. The required parking could not be contained on the single parcel, so the applicant is applying for a special exception for shared parking, up to 25%.

A motion was made by: G. Petit to cast a motion to set a public hearing for PZ 11/18 #039 for 311 NB Plainville for shared parking at 349 New Britain Avenue in a GC Zone.

Seconded by: A. Chapman

All in Favor 7 to 0

Motion Passes, Public hearing to be set for 1/8/19.

2. **PZ 12/18#041 – Zone Change – October Twenty Four – Rezone R-40 to Technology Park – 0 Loon Lake Road & 0 Long Swamp Road. Public hearing must open by 2/14/19.**

A motion was made by: W. Davison to schedule a public hearing for PZ 12/18 #041 for October Twenty Four Inc. and the Estate of Leo B. Dungan for a Zone Change from R-40 to TP for properties along Loon Lake Road and Long Swamp Road.

Seconded by: P. Saucier

All in Favor 7 to 0

Motion Passes, Public Hearing to be set for 1/8/19.

V. BILLS AND COMMUNICATIONS

1. POCD Strategies Booklet #7

VI. MINUTES

A motion was made by: A. Sarra to approve the Regular Meeting Minutes of November 13, 2018 as written.

Seconded by: M. Weimer

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 9:08 pm.

Seconded by: M. Weimer

Vote: 7-0 in favor

Meeting adjourned at 9:08 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary