

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
January 8, 2019**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

PRESENT: M. Weimer, P. Saucier, G. Petit, A. Chapman, W. Davison,

J. Bartiss-Earley

STAFF PRESENT: Garrett Daigle

ALTERNATES PRESENT: None

ABSENT: A. Sarra, W. Ricci

I. ROLL CALL

A. Sarra and W. Ricci had excused absences.

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.**

Attorney Barry Thompson and Stephen Giudice from Harry E. Cole and Sons presented the proposal.

JNS Development is proposing an open space subdivision which allows, via special exception, which allows for reduced lot sizes in exchange for greater open space percentages. For this application, the lots have been reduced to the R-12 Zone standard in exchange for 55% of the land being preserved as open space, resulting in 55 single family homes fronting on a public road.

The commissioners did not have any additional questions. J. Bartiss-Earley opened the public hearing to residents.

One resident was present to speak.

Donna Lentini 17 Hillscresc opposed, traffic, safety concerns for school buses

J. Bartiss-Earley closed the public hearing.

2. PZ 10/18 #038 – Special Exception – William Wells – Change in non-conforming use & Various site improvements at 111 Laurel Court in an R-10 Zone. (public hearing must close by 2/12/19).

Attorney William Galske and Stephen Giudice from Harry E. Cole and Sons were present for the applicant. Attorney Galske presented the proposal.

The property at 111 Laurel Court currently consists of a primary building with four (4) residential units and 1 commercial unit that was previously used for a woodshop for a small cabinet company. The applicant is seeking to convert the commercial unit into two residential units, bringing the total to six (6) residential units, resulting in approximately 5,200 square feet per unit. The property would only allow for 3 units by current regulations, a change in a non-conforming use to a less non-conforming use is allowed via Special Exception by the commission. In addition to the change from a commercial to residential units, the applicant will be adding related improvements such as a parking lot that meets the parking requirements, landscaping and drainage improvements.

There were no residents present to speak. J. Bartiss-Earley closed the public hearing.

3. PZ 11/18 #040 – Special Exception – 311 NB Plainville LLC – Subdivide 349 New Britain Avenue into two (2) lots with shared parking (public hearing must close by 2/12/19).

311 NB Plainville is proposing to subdivide the former Chung property, the Goodwill building will be subdivided into 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%.

J. Bartiss-Earley opened the public hearing. There was one person to speak.

Attorney Andrea Gomes Shipman & Goodwin LLP Opposed, applicant did not enter into the easement agreement with SEP Enterprises that was part of his original approval. It is a zoning violation.

A motion was made by: P. Saucier to continue the public hearing to meeting on January 22, 2019 at 7:30 pm at the Council Chambers, Town of Plainville.

Seconded by: G. Petit

All in Favor 6 to 0

Motion Passes

Public hearing continued to give the parties time to come to an agreement on easement.

III. UNFINISHED BUSINESS

1. **2019 Plan of Conservation and Development Work Session – Scheduled for February 12, 2019.**
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.**

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

Seconded by: W. Davison

All in Favor 6 to 0

Motion Passes

Commissioners recommendation to Town to accept the open space proposed.

A motion was made by: M. Weimer to **approve** a resolution to approve a special exception for PZ 08/18 #034 for JNS Development for 55 lot open space subdivision, at 161 Camp Street & 25 Bradley Street in an R-20 Zone.

Seconded by: P. Saucier

All in Favor 6 to 0

Motion Passes

3. **PZ 10/18 #036 – Subdivision – Oak Land Developers – 3 lot resubdivision at 0 Stillwell Drive (MBL 38-F-05)**The applicant is waiting for approval from Inland / Wetlands, which they should receive at the next meeting on February 6, 2019. The applicant requests a 65-day extension.

A Motion was made by: P. Saucier to grant a 65-day extension to PZ10/18#036 for the necessary time for the Inland, Wetland Commission to approve or deny this application.

Seconded by: A. Chapman

All in Favor 6 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).**

A motion was made by: G. Petit to **approve** application PZ 10/18 #038 for William Wells for a change in Special Exception change in non-conforming use to convert 1 commercial unit into 2 residential units at 111 Laurel Court (MBL 38-A-18) in an R-10 Zone.

Seconded by: M. Weimer

All in Favor 6 to 0

Motion Passes

5. **PZ11/18 #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.**

Tabled to January 22, 2019

V. NEW BUSINESS

1. **PZ 01/19 #001 – Bond Reduction – JNS Development – Samuels Crossing bond reduction.**

The Town is in receipt of a Letter of Credit (LOC) bond for improvements in the Samuels Crossing development. The remaining bond amount is currently \$70,000 for “various site improvements”. JNS had requested a full release of the bond, however staff took issue with this as the site is not yet complete, as there are several units to be built and stockpiles of material remain. Staff is recommending that the bond be reduced to \$20,000 and held until such time as the site is complete, including removal of stock piles and restoration of disturbed areas. JNS is accepting of these terms as the site is not complete. They have requested that the bond be changed from an LOC to a cash bond, which will be a part of the motion.

A motion was made by: G. Petit to **approve** a request for a bond reduction for various site improvements from \$70,000 to \$20,000 and to change the bond from a Letter of Credit to a cash bond for JNS Development for the Samuels Crossing Development in an R-12 Zone.

Seconded by: W. Davison

All in Favor 6 to 0

Motion Passes

1. **Appointments to Regional Planning Commission -**
CRCOG's Regional Planning Commission is seeking representatives from member towns to serve on the commission. The commission meets 5 times a year at the West Hartford Town Hall and members are appointed on an annual basis. CRCOG is asking for a primary and alternate member. Please see attached request and meeting dates.

A motion was made by: G. Petit to nominate J. Bartiss-Earley to be a **representative** on the CRCOG Regional Planning agency

Seconded by: M. Weimer

All in Favor 6 to 0

Motion Passes

A motion was made by: M. Weimer to nominate G. Petit to be an **alternate** on the CRCOG Regional Planning agency

Seconded by: W. Davison

All in Favor 6 to 0

Motion Passes

VI. BILLS AND COMMUNICATION

1. Zoning Practice Issue 11
2. Zoning Practice Issue 12

VII. MINUTES

A motion was made by: P. Saucier to approve the Regular Meeting Minutes of December 11, 2018 as written.

Seconded by: W. Davison

All in Favor 6 to 0

Minutes Approved

VIII. REPORTS

Garrett went over what he is working on in his office.

IX. ADJOURNMENT

A motion was made by: P. Saucier to adjourn the meeting at 8:55 pm.

Seconded by: A. Chapman

Vote: 6-0 in favor

Meeting adjourned at 8:55 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary