

**Planning and Zoning Commission**  
**MINUTES**  
**Regular Meeting (VIDEO CONFERENCE)**  
**August 11, 2020**

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

**MUNICIPAL CENTER**  
**VIDEO CONFERENCE**

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

**STAFF:** Garrett Daigle, Town Planner

**ALTERNATES:** J. Ramia

**ABSENT:** W. Davison (excused), J. Ramia (excused), A. Sarra (excused)

**I. ROLL CALL:**

There was a quorum.

**II. PUBLIC HEARING:**

1. **PZ 07/20 #20 – Special Exception** – Dr. Ahmed Ali – Open a vet clinic at 62 West Main Street in a CC Zone.

Applicant was present via phone call.

Dr. Ali is seeking to purchase 62 West Main Street and open a veterinary clinic. All medical uses require a special exception approval. While the original use of the building was a bank, the most recent uses have been a convenience store and an automotive parts store.

2. **PZ 07/20 #21 – Text Amendment** – Town of Plainville – Section 1.04.D.15 reduce minimum lot size for certain zones.

Staff presented on the application. The commission had discussion on requiring that the existing requirement for a first floor bedroom and bathroom be amended to require that the first floor bathroom be required to be built large enough to allow retrofitting to ADA standards to accommodate aging in place.

### **III. UNFINISHED BUSINESS**

**1. PZ 07/20 #20 – Special Exception** – Dr. Ahmed Ali – Open a vet clinic at 62 West Main Street in a CC Zone.

**A motion was made by: P. Saucer** to approve application PZ 07/20 #20 for Dr. Ahmed Ali for a veterinary clinic at 62 West Main Street MBL 28-D-07 in a CC Zone.

**Seconded by: G. Petit**

**All in Favor 5-0                      Motion Passes**

**2. PZ 07/20 #21 – Text Amendment** – Town of Plainville – Section 1.04.D.15 reduce minimum lot size for certain zones.

**A motion was made by: W. Ricci** to approve with modification PZ 07/20 #21 to amend Section 1.04.D.15 of the Plainville Planning and Zoning Regulations effective October 2nd, 2020

1. Section 1.04.D.15.h shall read “The first floor of living space of a unit shall be designed with a bedroom and a full bathroom of sufficient size to allow retrofitting to ADA standards for an accessible bathroom.”

**Seconded by: P. Saucer**

**All in Favor 5-0                      Motion Passes**

#### **IV. NEW BUSINESS:**

##### **1.PZ 08/20 #22 & #23 -Site Plan Modification & Special Exception – Valley Water Systems**

– Construct water softening building at 0 Woodford Avenue MBL 30-A-08

Valley water systems is seeking to construct a water softening building at their Woodford Avenue wellfield. Per the regulations, utilities require a special exception from the commission, as well as a site plan modification. Staff recommends setting the public hearing for October 13<sup>th</sup>.

**A motion was made by: G. Petit** to set a public hearing on October 13<sup>th</sup>, 2020 for application PZ 08/20 #22 for Valley Water Systems at 0 Woodford Avenue in an FP Zone.

**Seconded by: M. Weimer**

**All in Favor 5 -0**

**Motion Passes**

##### **2.PZ 08/20 #24 & #25 – Site Plan Modification & Special Exception – Plainville United**

**Church** – Construct ground mounted solar panel array at 56 Red Stone Hill 27-N-31

Plainville United Methodist Church seeks to install a ground mounted solar system at their property at 56 Red Stone Hill. Religious uses are a special exception and the construction of the solar array constitutes a change in the special exception use. Documentation has been provided showing that the roof is not structurally able to support a roof mounted array and will be provided for the public hearing.

**A motion was made by: M. Weimer** to set a public hearing on October 13<sup>th</sup>, 2020 for application PZ 08/20 #24 for Plainville United Church at 56 Red Stone Hill in an R-20 Zone.

**Seconded by: P. Saucer**

**All in Favor 5 -0**

**Motion Passes**

## **V. BILLS AND COMMUNICATIONS:**

1. **Zoning Practice July 2020 Issue 7** - Source Water Protection
2. **Zoning Practice August 2020 Issue 8** - Nonconformities

## **VI. MINUTES:**

**A motion was made by: G. Petit** to approve the meeting Minutes of August 11, 2020 Regular Meeting.

**Seconded by: P. Saucer**

**All in Favor 5-0      Motion Passes**

## **VII. REPORTS:**

Garrett Daigle, Town Planner, went over recent reports.

## **VIII. ADJOURNMENT:**

**Motion to adjourn by: G. Petit**

**Seconded by: M. Weimer**

**All in Favor 5 -0      Motion Passes      Meeting adjourned at 8:08 P.M**

Respectfully Submitted.

Amber Viteri

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Recording Secretary