

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**PLANNING AND ZONING COMMISSION
DECEMBER 12, 2023
MINUTES**

REGULAR MEETING AT 7:30 P.M.

**Room 304
Municipal Center**

PRESENT: W. Davison, W. Ricci, K. Stephens, G. Petit, P. Saucier, T. Wichrowski

J. Bartiss-Earley

STAFF PRESENT: Mark Devoe, Town Planner, Deborah Tompkins, Town Council
Liaison

ABSENT: None

I. ROLL CALL

There was a quorum.

II. PUBLIC HEARING

1. **PZ 10/23 #41 – Text Amendment – Town of Plainville – review regulation for possible adoption –short term rentals/bed and breakfast – New Residential Use in Residential, Central and General Commercial Zoning Districts.**

Planner Devoe went over the proposed regulation. He presented similar regulations in neighboring towns as well as legal documentation and cases that are currently being reviewed in the court system.

It was reported that there are 10 current residences in Plainville that are used for short-term rentals.

There were residents present to speak for and against the proposed regulation.

1. Nick Manka - 71 Twining Street - not in favor Mr. Manka lives near a short term rental and has concerns about the safety of his family in case there is a sex offender that rents the property.
2. Helen Pelletier - 22 Atwood Street – not in favor – Ms. Pelletier lives near a short term rental and has concerns about the safety of the families in the area in case there is a sex offender that rents the property.
3. Jeff Dyer – 20 Atwood Street – in favor – he is the current owner that rents this property for short –term rentals. He went over some of the house rules

and invited the neighbors to review the rules that are used for anyone renting his house.

4. David Haberfield – 110 Divinity Street, Bristol – in favor – he is a landlord in Bristol. He agrees with the proposed regulation. He made additional suggestions of things that can be added or removed from the proposed regulation.
5. Mike Flannery, 10 Hamlin Street – in favor – he currently rents his property for short term rentals. He suggested that a registry could be created for the owners to be contacted if there are any issues (parties, noise etc.)
6. Erin McLaughlin – 142 South Elm Street, Wallingford – in favor – she is a landlord that does short term rentals. She shared her opinion and stated that she thinks it is good for the economy because people renting will purchase items, eat etc. in the local towns where they are staying.

Discussion followed. The commissioners agree that they would like a legal opinion from the Town Attorney on the proposed regulation. Planner Devoe to ask for the Legal opinion. The public hearing will remain open until the next meeting January 9, 2024.

III. UNFINISHED BUSINESS

1. **PZ 10/23 #41 – Text Amendment – Town of Plainville – review regulation for possible adoption –short term rentals/bed and breakfast – New Residential Use in Residential, Central and General Commercial Zoning Districts. Will be addressed at the next meeting January 9, 2024.**

IV. NEW BUSINESS

1. **PZ 11/23 #46 – Zoning Map Amendment – James Cassidy (March 17, LLC) – rezone 371 Long Swamp Road from R-40 to TP. Public hearing requested January 9th, 2024.**

A motion was made to schedule a public hearing for application PZ11/23#46 on January 9, 2024 by: G. Petit

Seconded by: W. Davison

All in Favor 7 to 0

Motion Passes

2. PZ 12/23 #47 – American Multi-Cinema – Special Exception to allow alcoholic beverage consumption at an establishment (indoor movie theater) at 220 New Britain Avenue.

A motion was made to schedule a public hearing for application PZ12/23#47 on January 9, 2024 by: P. Saucier

Seconded by: K. Stephens

All in Favor 7 to 0

Motion Passes

3. PZ12/23#48 – Gateway Square – Special Exception for drive through facility (restaurant) at 167 New Britain Avenue.

A motion was made to schedule a public hearing for application PZ12/23#48 on January 9, 2024 by: W. Davison

Seconded by: K. Stephens

All in Favor 7 to 0

Motion Passes

4. PZ 12/23 #49 – Gateway Square, LLC - Site Plan for coffee shop (Starbucks) and a missed use building at 167 New Britain Avenue. Postponed until the public hearing on the above drive through application.

V. BILLS AND COMMUNICATIONS

None

VI. MINUTES

A motion was made to approve the regular meeting minutes from November 14, 2023 as written by: G. Petit

Seconded by: W. Ricci

All in Favor 7 to 0

Motion Passes, Minutes Approved

VII. REPORTS

None

VIII. ADJOURNMENT

A motion was made by: G. Petit to adjourn the meeting at 8:42 pm.

Seconded by: W. Ricci

All in Favor 7 to 0

Meeting adjourned at 8:42 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary