

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT
MINUTES**

June 14, 2016

REGULAR MEETING at 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

PRESENT: J. Bartiss-Earley, M. Weimer, D. Thompson, G. Petit, W. Davison,
A. Sarra
STAFF PRESENT: M. DeVoe, Scott Saunders, Town Council Liaison
EXCUSED ABSENCE: P. Saucier

I. ROLL CALL

II. PUBLIC HEARING

None

III. UNFINISHED BUSINESS

1. PZ 02/16#003 – Andrea Wasley – CGS Section 19a-320 Petition – Proposed crematorium – 30-B Hayden Avenue, Unit C in a General Industrial Zone (continuation)

The public hearing was officially closed on May 24, 2016. It is the opinion of staff that the Commission may receive no new information after the hearing is closed.

A motion was made by: G. Petit to approve a Connecticut General Statute Section 19a-320 Petition PZ 03/16#003 for Andrea Wasley to construct a crematorium at 30-B Hayden Avenue Unit C in a General Industrial Zone.

Seconded by: A. Sarra

The commission discussed the application:

Dave Thompson indicated he would be voting no on this application and gave the following reasons:

Most in favor were in favor of the applicant, not the application.

He could not question the passion of those who spoke in opposition.

He stated that if the PZC did implement regulations, they would necessarily require a 500 foot residential setback.

He referred to the map provided by the Town Planner that showed residences within 500 feet of the proposed facility.

He said the Plan of Conservation and Development stated that the Commission should attempt to mitigate land use conflicts, and he sees an approval here as exacerbating conflicts.

He believes that the residents that are closer to this facility (under 500 feet away) could cause concern.

Dave also stated that the Plan of Conservation and Development says not to allow business that can cause conflict with residents. The plan encourages "Green Buildings".

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Jennifer Bartiss-Earley indicated that she was not in favor of the application for the following reasons:

She stated that she viewed the charge of the Commission was to make a determination that this site was appropriate for the intended use. She does not feel that it is.
The Commission needs to look at development trends and impacts to abutters.
She felt that much of the information regarding contaminants was within the purview of DEEP and not the Commission.
She did not feel that the location was suitable.
She felt it is too close to residential, and a different location would be preferred.

Glenn Petit was in favor of the application.

He respectfully disagreed with those Commissioners who spoke thus far. He felt that there was no evidence presented that indicated there would be a difference between the "magical" 500 foot setback and the smaller setbacks that existed.
He felt the use did fit well into the General Industrial Zone they were asking to locate within.
He felt that other uses already there were in fact more detrimental than what is being proposed.
He felt that the environmental data submitted by the opposition was in some cases conflicting.
He believes some of the research provided by residents is dated and this type of business will not cause harm.

Matt Weimer stated that he will not be voting in favor of the application.

Commissioner Weimer said the proposal was not as dark, in his opinion, as the opposition painted it. He nonetheless felt that a better location could have been chosen.

Bill Davison had mixed emotions. He felt that the testimony was out of date.

He visited the location and found uses such as auto-related businesses, paint shops and construction yards with attendant equipment. He could not see how this would be a further detraction, but there may well be inconsistencies in placing it this close to housing. He believes it's the wrong place; too close to residential.

Aaron Sarra said he will be voting in favor of the application based on the advice given by the Town Attorney.

He states that there is nothing in the Connecticut General Statutes opposing this type of business close to residents.

Vote: **A. Sarra & G. Petit to approve**
 J. Bartiss-Earley, M. Weimer, D. Thompson, & W. Davison to deny

Motion Denied

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IV. NEW BUSINESS

1. **PZ 05/16#014 – Tracy Becker – Special Exception – install a second, 24.38 SF wall sign (canopy) over drive-through window – 436 Farmington Avenue in a General Commercial zone** (Public hearing required – must open by August 18, 2016. Staff recommends July 12, 2016. Public hearing must close by August 16, 2016. Decision required by October 20, 2016).

A motion was made by: G. Petit to set a public hearing on July 12, 2016 at 7:30 pm for PZ 05/16#014 for a special exception for Tracy Becker (Dunkin' Donuts) to install a second attached sign for a single business at 436 Farmington Avenue in a General Commercial Zone.

The motion was seconded by: W. Davison

Vote 6-0 in favor

Motion Passes

2. **PZ 05/16#015 – Tracy Becker – Site Plan Modification – install new directional signage on site – 436 Farmington Avenue in a General Commercial zone (ZBA Action pending. Decision required by August 18, 2016).** Coincides with the above application.

V. BILLS AND COMMUNICATIONS

1. Zoning Practice – “Transformation” – Issue Number 5, May 2016

VI. MINUTES

A motion was made by: D. Thompson to approve the Regular Meeting Minutes of May 24, 2016 as written.

The motion was seconded by: W. Davison

Vote: 6-0 in favor

Minutes Approved

VII. REPORTS

1. **Town Planner – Ground-Mounted Solar Arrays** – Mark talked about the possibility of some of these solar arrays being installed in Plainville. The commission would like Mark to work on some regulations and present them at the meeting in July.

VIII. ADJOURNMENT

A motion was made by: M. Weimer to adjourn the meeting at 8:10 pm.

The motion was seconded by G. Petit

Vote: 6-0 in favor

Meeting adjourned at 8:10 pm

Respectfully Submitted,
Jennifer Dahlstrom
Recording Secretary