

PLAINVILLE PLANNING AND ZONING COMMISSION
APRIL 23, 2024
MINUTES

REGULAR MEETING AT 7:30 P.M.

Room 304
Municipal Center

PRESENT: W. Ricci, K. Stephens, G. Petit, J. Bartiss-Earley, T. Wichrowski, P. Saucier
W. Davison

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

ABSENT: None

I. ROLL CALL

There was a full quorum.

II. PUBLIC HEARING

1. **PZ 12/23 #48 – Special Exception – Gateway Square, LLC. – restaurant drive through – 167 New Britain Avenue in A GC Zone.**

Brian Panico from Cole Civil Survey was present for the applicant. He explained the application and answered questions.

The plan has been reviewed by staff and it complies with the regulations. The proposal consists of a Starbucks restaurant with a drive through.

There was no one present to speak. J. Bartiss-Earley closed the public hearing.

III. UNFINISHED BUSINESS

1. **PZ 12/23 #48 – Special Exception – Gateway Square, LLC. – restaurant drive through – 167 New Britain Avenue in A GC Zone.**

A motion was made to approve application PZ 12/23/#48 for a special exception (restaurant drive through facility) for Gateway Square, LLC at 167 New Britain Avenue in a GC Zone by: G. Petit

Seconded by: P. Saucier

All in Favor 7 to 0

Motion Passes

2. **PZ 12/23 #49 – Site Plan – Gateway Square, LLC. – Restaurant and mixed use (residential/commercial building) – 167 New Britain Avenue in a GC Zone.**

Brian Panico from Cole Civil Survey went over the proposed plan and answered questions.

The plan has been reviewed by staff and it complies with the regulations. The proposal consists of a Starbucks restaurant with a drive through and an adjacent mixed use commercial building, associated parking, landscaping, and drainage. The Stormwater Management Plan was reviewed and approved by the Town Engineer.

A motion made to approve application PZ 12/23 #49 for a site plan & mixed use commercial/residential development for Gateway Square, LLC at 167 New Britain Avenue in a GC Zone by: T. Wichrowski

Seconded by: W. Ricci

Conditions:

1. The final site plan shall indicate the location of all intersection stop bars, lines, and signage at the interior intersection of site drives with Wendy's, Taco Bell, and Long John Silver's restaurants.
2. Under emergency contact information for erosion and sedimentation control, please list the responsible individual's name in addition to the provided corporate information.
3. All signage will need to be applied for individually.

All in Favor 7 to 0

Motion Passes

IV. NEW BUSINESS

1. **PZ 04/12 #07 – zoning text amendment – commercial lighting (Section 4.11 of the Zoning Regulations) – Plainville Planning and Zoning Commission.** The public hearing is set for May 14, 2024.

V. BILLS AND COMMUNICATIONS

None

VI. MINUTES

A motion was made to approve the regular meeting minutes from April 9, 2024 as written by: P. Saucier

Seconded by: W. Davison

All in Favor 7 to 0

Motion Passes, Minutes Approved

VII. REPORTS

None

VIII. ADJOURNMENT

A motion was made by: W. Ricci to adjourn the meeting at 8:15 pm.

Seconded by: P. Saucier

All in Favor 7 to 0

Meeting adjourned at 8:15 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary