

**PLANNING AND ZONING COMMISSION  
PLAINVILLE, CONNECTICUT**

**MINUTES  
July 12, 2016**

REGULAR MEETING at 7:30 P.M.

MUNICIPAL CENTER  
ROOM 304

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

**I. ROLL CALL**

**II. PUBLIC HEARING**

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 must open by August 18, 2016. Decision required by October 20, 2016).**

J. Bartiss-Earley opened the public hearing. The applicant explained what she was trying to do and the commission asked questions. There were no members of the public present. J. Bartiss-Earley closed the public hearing.

**III. UNFINISHED 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 must open by August 18, 2016. Decision required by October 20, 2016).**

**A motion was made by:** D. Thompson to approve a special exception to install a second, 24.38 SF wall sign (canopy) over drive-through window for Tracy Becker for Dunkin' Donuts at 436 Farmington Avenue in a General Commercial Zone as depicted on plans submitted with application PZ 05/16#014.

**Seconded by:** A. Sarra

**All in Favor 7 to 0**

**Motion Passes**

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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).**

As part of the applicants sign package, they are proposing two oversize and over height directional signs. Both dimensions exceeded on both signs require variances, which are scheduled for a public hearing on July 11, 2016. If the variances are not approved by the ZBA, the PZC may only approve signs in the location requested in a size and height as permitted by your regulations.

**A motion was made by:** G. Petit to approve a site plan modification to install a new directional sign for Dunkin' Donuts at 436 Farmington Avenue in a General Commercial Zone as depicted on plans submitted with application PZ 05/16#015.

**Seconded by:** A. Sarra

**Modifications:**

1. Sign "A" is approved, not Sign "B" as it was not approved by the Zoning Board of Appeals.
2. Waive the A-2 survey.
3. Setback for the sign to be a clear two (2) feet from the property line.

**All in Favor 7 to 0**

**Motion Passes**

3. **PZ 06/16#017 – Jim Carlin Jr. (Ace Signs, Inc.) – Special Exception – propose to alter existing pylon sign by changing faces and adding decorative topper for a total height of 19 feet 4 inches – 275 New Britain Avenue in a General Commercial zone (Public hearing scheduled for August 9, 2016. Public hearing must close by September 13, 2016. Decision required by November 17, 2016).**

The owner of the Big Y plaza on New Britain Avenue wants to re-face the primary entrance sign. The work involves a small increase in height triggering the need for a special exception. There is a public hearing scheduled for August 9, 2016.

**IV. NEW BUSINESS**

1. **PZ 06/16#018 – Metro Realty Group, LTD – Special Exception – proposed earth material deposition to import approximately 9,000 cubic yards of clean fill to raise the grade for future development of the lot – 0 Northwest Drive (MBL 08-A-34) in a Restricted Industrial zone (Public hearing required – must open by September 15, 2016. Staff recommends August 9, 2016. Public hearing must close by September 13, 2016. Decision required by November 17, 2016).**

Metro Realty Group began moving material to their property on Corporate Avenue without knowledge that such an activity requires a special exception/mandatory public hearing. Staff recommends a hearing date of August 9, 2016 in order to permit staff the necessary time to publish in accordance with State Statutes.

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**A motion was made by:** D. Thompson to schedule a public hearing on August 9, 2016 at 7:30 PM for PZ 06/16#018 for Metro Realty Group, LTD for a Special Exception to permit a proposed earth material deposition plan to import approximately 9,000 cubic yards of clean fill to raise the grade for future development of the lot at 0 Northwest Drive (off Corporate Avenue) (MBL 08-A-34) in a Restricted Industrial zone.

**Seconded by:** P. Saucier

**All in Favor 7 to 0**

**Motion Passes**

2. **PZ 06/16#019 – Metro Realty Group, LTD – Site Plan – proposed earth material deposition to import approximately 9,000 cubic yards of clean fill to raise the grade for future development of the lot – 0 Northwest Drive (MBL 08-A-34) in a Restricted Industrial zone (Public hearing required for Special Exception. Decision required by September 15, 2016).**

Coincides with the above application.

**V. BILLS AND COMMUNICATIONS**

None

**VI. MINUTES**

**A motion was made by:** D. Thompson to approve the Regular Meeting Minutes of June 28, 2016 as written.

**The motion was seconded by:** M. Weimer

**Vote: 7-0 in favor**

**Minutes Approved**

**VII. REPORTS**

None

**VIII. ADJOURNMENT**

**A motion was made by:** P. Saucier to adjourn the meeting at 8:15 pm.

**The motion was seconded by:** G. Petit

**Vote: 7-0 in favor**

**Meeting adjourned at 8:15 pm**

Respectfully Submitted,  
*Jennifer Dahlstrom*  
Recording Secretary

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