

**PLANNING PLAINVILLE, CONNECTICUT
AND ZONING COMMISSION
SEPTEMBER 26, 2023
MINUTES**

REGULAR MEETING AT 7:30 P.M.

**Room 304
Municipal Center**

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

J. Bartiss-Earley

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

ABSENT: None

I. ROLL CALL

There was a quorum. M. Weimer resigned.

II. PUBLIC HEARING

1. **PZ 07/23 #30 – Special Exception – 3 Squared, LLC – request to reduce parking for mixed use facility on the same lot – 427 Farmington Avenue in a GC Zone.**

Stephen Giudice, Harry Cole and Son and Attorney William Galske were present for the applicant. Mr. Giudice explained that the applicant is proposing redevelopment of the former Cottage Restaurant property. The existing structures would be demolished to make way for an 18,000 square foot building (2 floors at 9,000 square feet per floor). The first floor is primarily commercial with two first floor handicap accessible apartments (2 bedrooms each). The second floor is a mix of one bedroom (13) and efficiency apartments (2). In addition, the applicant is requesting permission to park in the required front and side yards per Section 4.01 8.e of your regulations. The applicant is requesting to reduce parking by 25%, as allowed for mixed use developments.

There were residents to speak about the application. There is a submittal of a signed petition from residents, which will be part of the record.

Lisa Fayer, 13 Ashford Road - not in favor- presented pictures for the record, traffic concerns, privacy concerns, snow removal questions.

Christine Millette, 35 Woodside Lane – not in favor – proposed building too large, traffic concerns, privacy concerns, no parking signs possible?

Marcy Carlone, 12 Ashford Road – not in favor – traffic concerns, parking concerns, safety concerns, questioned if there is enough room for fire and ambulance vehicles.

Jessie Carlson, 26 Ashford Road – not in favor – Ariel pictures of site are outdated, proposed building proposed too large, parking concerns, fire hydrant questions, safety concerns for children in the area.

Donna Klimkoski, 26 Hardwood Road – not in favor – proposed building too large, safety concerns for children in the area, parking concerns, suggested another use might fit area better.

Dana Johnson, 9 Hardwood Road – not in favor – too many cars in area already on streets, snow removal questions, traffic concerns, property value concerns.

Cheryl Duchaine, 14 Hardwood Road – not in favor – presented pictures for the record, reported that it is already hard to pull out of driveway, safety concerns for children in the area.

Rich Johnson, 9 Hardwood Road – not in favor – building too large, traffic concerns, parking concerns.

Joe Monzillo, 42 Hardwood Road – not in favor – parking and traffic concerns.

Debra Devries, 21 Hardwood Road – not in favor – questioned if the building is approved already, buffer for resident questions.

Christine Doucette, 40 Hardwood Road – not in favor – questions on dumpsters, electric car spot questions, and safety concerns for children in the area.

Mr. Guidice addressed the concerns of the residents.

- Fire hydrants will remain in place.
- Proposed building is based on the current Zoning Regulations.
- Fire Trucks, ambulances can move through the site.
- There will be 2 dumpsters.
- E/V charging systems and spots are not required yet.
- Attorney Galske will look into the Zink Property that a resident asked about.
- Snow will be contained on site, possibly on the island. If there is too much snow, it will be removed from property.
- Parking signs would need to be addressed by the Police Department.
- Sidewalk will remain in place.
- Same sewer system will be used.
- The parking request is to go from 52 spots to 39, a difference of 13 spots less.

Mr. Guidice and Attorney Galske request that the public hearing be continued to the October 10, 2023 meeting.

2. PZ 08/23 #32 – Special Exception – John Senese – Drive Through Facility – 349 New Britain Avenue in a GC Zone.

Mr. William Fries, BL Companies was present for the applicant. The applicant is requesting a Special Exception with the Town of Plainville to construct a Drive through Window at 349 New Britain Avenue (Route 372). The proposed redevelopment includes the demolition of existing pavement, the construction of a mixed-used commercial development with associated parking areas, landscaped areas, lightings, site utilities and a storm water management system. The Drive through Window is currently proposed for Cannabis Distribution.

There were no residents to speak about the application.

J. Bartiss-Earley closed the public hearing.

3. PZ 08/23 #33 – Special Exception – John Senese (Zachary Mecier) – Cannabis Distribution (using proposed drive through) – 349 New Britain Avenue in a GC Zone.

Zachary Mercier was present to explain the application. The applicant explained his business and the security that is used including facial recognition, infrared cameras, motion cameras, card badges and alarms. There will be no use of Cannabis permitted on site or in the parking lot.

There were residents to speak about the application.

Christine Millette, 35 Woodside Lane – not in favor – medical cannabis would be better, not a good location for this type of business.

Julio Panetta, 12 Sachem Road – not in favor – traffic concerns, not good for Plainville

Christine Doucette, 40 Hardwood Road – not in favor – medical cannabis would be better, Plainville does not need a Recreational Facility.

The applicant explained that the Id's are scanned to make sure the customer is 21 years old. The customers would need to place orders ahead to pick up in the drive through.

J. Bartiss-Earley closed the public hearing.

III. UNFINISHED BUSINESS

1. PZ 07/23 #30 – Special Exception – 3 Squared, LLC – request to reduce parking for mixed use facility on the same lot – 427 Farmington Avenue in a GC Zone.

A motion was made to continue the public hearing for application 07/23#30 to the meeting on October 10, 2023 by: W. Ricci

Seconded by: G. Petit

All in Favor 6 to 0 Motion Passes

Public hearing continued to 10/10/2023.

2. 2. PZ 07/23 #29 – Site Plan – 3 Squared, LLC – Mixed Use Comm/Res Building – 427 Farmington Avenue in a GC Zone.

A motion was made to table the application to the meeting on October 10, 2023 by: W. Ricci

Seconded by: W. Davison

All in Favor 6 to 0 Motion Passes

Application tabled to meeting on October 10, 2023

3. PZ 08/23 #32 – Special Exception – John Senese – Drive Through Facility – 349 New Britain Avenue in a GC Zone.

A motion to approve special exception application PZ 08/23 #32 for John Senese to permit a drive through facility at 349 New Britain Avenue in a GC Zone by: G. Petit

Seconded by: P. Saucier

All in Favor 6 to 0 Motion Passes

4. PZ 08/23 #33 – Special Exception – John Senese (Zachary Mecier) – Cannabis Distribution (using proposed drive through) – 349 New Britain Avenue in a GC Zone.

A motion to approve special exception application PZ 08/23 #33 to conduct a cannabis distribution business for John Senese (Zachary Mecier) at 349 New Britain Avenue in a GC Zone by: G. Petit

Seconded by: W. Ricci

All in Favor 6 to 0 Motion Passes

5. **PZ 08/23 #31 – Site Plan – John Senese – 9,885 square foot commercial building – 349 New Britian Avenue in a GC Zone.**

The applicant currently has approval for a 12,000 square foot medical building. The new application seeks to replace the approved 12,000 square foot building with a 9,885 square foot mixed use commercial building.

A motion to approve site plan application PZ 08/23 #31 to construct a 9,885 square foot commercial, multi-tenant building with associated improvements for John Senese at 349 Farmington Avenue in a GC Zone by: G. Petit

Seconded by: P. Saucier

All in Favor 6 to 0 Motion Passes

6. **PZ 08/23 #35 – Zoning Text Amendment – Transcend Beer Crafters, LLC – Breweries in RI, TP, and GI Zones. Public hearing scheduled for October 10, 2023.**

IV. NEW BUSINESS

1. **PZ 09/23 #36 – Site Plan Modification – Little Scholars Learning Academy, LLC – Outdoor Playground – 17 Farmington Avenue in a GC Zone.**

The applicant, Jessica Panetta explained her proposal. She is opening a Learning Academy and would like to add a playground for the children.

A motion to approve site plan modification application PZ 09/23 #36 for an outdoor playground in connection with a child daycare center for Little Scholars Learning Academy, LLC at 17 Farmington Avenue in a GC Zone by: P. Saucier

Seconded by: K. Stephens

All in Favor 5 to 0 Motion Passes

W. Davison had to recused himself for the remainder of the meeting.

2. **PZ 09/23 #37 – Site Plan Modification – Mott Corporation – Enclosed Cooling Tower – 75 Spring Lane in an RI Zone.**

The applicant explained the application. This is a minor improvement that results in an insignificant loss of impervious surface area. It is an enclosed cooling tower.

A motion to approve site plan modification application PZ 09/23 #37 for an enclosed cooling Tower for Mott Corporation at 75 Spring lane in a RI Zone by: G. Petit

Seconded by: W. Ricci

All in Favor 5 to 0

Motion Passes

3. **PZ 09-23 #38 – Text Amendment – Town of Plainville – Incorporate requirements providing electric vehicle charging stations pursuant to Public Act 22-25 – Section 4.01, Parking, and Section, 9.01 Definitions. Public Hearing Scheduled on October 24, 2023.**
4. **PZ 09-23-#39 – Text Amendment – Town of Plainville – Add Section 6.03, Reasonable Accommodations to alleviate delays for required modifications for personal disability. Public Hearing Scheduled October 24, 2023.**
5. **PZ 09-23 #40 – Text Amendment – Town of Plainville – Incorporate Family Child Care Homes & Group Child Care Homes in Residential Zones pursuant to Public Act 23-142 – Section 1.02.B.4, Other Accessory Uses, and 9.01 Definitions.**

A motion was made to schedule a Public Hearing on October 24, 2023 at 7:30 pm for Application PZ 09-23#40 by: W. Ricci

Seconded by: P. Saucier

All in Favor 5 to 0

Motion Passes

Public Hearing Scheduled for 10/24/23.

V. BILLS AND COMMUNICATIONS

None

VI. MINUTES

A motion was made by: P. Saucier to approve the regular meeting minutes from September 12, 2023 as written.

Seconded by: W. Ricci

All in Favor 5 to 0

Motion Passes, Minutes Approved

VII. REPORTS

None

VIII. ADJOURNMENT

A motion was made by: P. Saucier to adjourn the meeting at 10:16 pm.

Seconded by: W. Ricci

All in Favor 5 to 0

Meeting adjourned at 10:16 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom

Recording Secretary