



Received For Record At Plainfield CT
On APR 28 2022 at 2:39pm
Attest: Brianne V. V. Asst
Town Clerk

Town Hall
8 Community Avenue
Plainfield, CT 06374

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THE PLAINFIELD TOWN HALL

PLAINFIELD • CENTRAL VILLAGE • MOOSUP • WAUREGAN

PLANNING AND ZONING COMMISSION

AGENDA

Planning and Zoning Commission

Tuesday – May 10, 2022, at 7:00 P.M

Town Hall Auditorium, 8 Community Avenue, Plainfield, CT

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1. Call to Order
 2. Roll Call
 3. Appoint Alternate Members

PUBLIC HEARING:

- a. **Z2022- 2275** – of the Planning and Zoning Commission, applying for the amendment to the Zoning Regulations for Accessory Dwelling Units (ADU).
- b. **Z2022- 2283** – Continuation of United Ag and Turf Northeast requesting permission to construct a 7,780-sf addition, pavement modifications and drainage improvements for property located at 20 Excalibur Blvd. Assessor's Map 17, Block 11, Lot I32. HC Zoning District.
- c. **American Industries** - requesting a Special Permit for Earth Excavation at 0 Norwich Road and Roode Road. Assessors Map 5, Block 3, Lot 1. RA- 60 Zoning District.
- d. **Norwich, LLC** - requesting a Map Amendment from RA-30 to Industrial-1 for property located at 1279 Norwich Road. Assessors Map, Block 4C, Lot 14.
- e. **Norwich, LLC** - requesting a Map Amendment from RA-30 to Industrial-1 for property located at 0 Toper Road. Assessor's Map 5, Block 4C, Lot 15.

REGULAR MEETING:

1. Call to Order
2. Additions or corrections to the agenda
3. Citizen Participation
4. Unfinished / Old Business

- a. **Z2021- 2214** – Continuation of Spicer Road Realty, LLC requesting a Special Permit for earth excavation for property on located on Black Hill Road, Assessors Map 7, Block 53A, Lot 55.
 - b. **Z2022- 2283** – Continuation of United Ag and Turf Northeast requesting permission to construct a 7,780 sf addition, pavement modifications and drainage improvements for property located at 20 Excalibur Blvd. Assessor’s Map 17, Block 11, Lot I32. HC Zoning District.
 - c. **Z2022- 2275** – Continuation of the Planning and Zoning Commission, applying for the amendment to the Zoning Regulations for Accessory Dwelling Units (ADU).
 - d. **American Industries** - requesting a Special Permit for Earth Excavation at 0 Norwich Road and Roode Road. Assessors Map 5, Block 3, Lot 1. RA- 60 Zoning District.
 - e. **Scannell Properties #639, LLC (C/O Daniel Madrigal)** - requesting Site Plan Approval to construct a 1,000,000 sf warehouse with 975 parking spaces, associated drives, parking areas, drainage, etc. on property located at 91-105, 107, 113, and 143-151 Plainfield Pike Road. Ind-2 District.
 - f. **Norwich, LLC** - requesting a Map Amendment from RA-30 to Industrial-1 for property located at 1279 Norwich Road. Assessors Map, Block 4C, Lot 14.
 - g. **Norwich, LLC** - requesting a Map Amendment from RA-30 to Industrial-1 for property located at 0 Toper Road. Assessor’s Map 5, Block 4C, Lot 15.
5. New Business
- a. **Elvis Real Estate Holdings, LLC** requesting Site Plan Approval for a proposed Automotive Sales and Service, on property located at 28 Main St, Moosup. Assessor’s Map 2M, Block 66, Lot 4. C-2 Zoning District.

- 6. Review and Act on Minutes of April 12, 2022
- 7. Correspondence
- 8. Report from Zoning Enforcement Officer
- 9. Report from Planning and Engineering Department
- 10. Other
- 11. Adjournment

PLANNING AND ZONING COMMISSION


 For: Karla E. Desjardins, Chairperson