



Town Hall  
8 Community Avenue  
Plainfield, CT 06374

Telephone (860) 230-3030  
Fax (860) 230-3033

**THE PLAINFIELD TOWN HALL**

PLAINFIELD • CENTRAL VILLAGE • MOOSUP • WAUREGAN

**PLANNING AND ZONING COMMISSION**

**AMENDED SPECIAL MEETING AGENDA**

**Planning and Zoning Commission**

**Wednesday - May 10, 2023, at 7:00 P.M**

**Town Hall Auditorium, 8 Community Avenue, Plainfield, CT**

1. Call to Order
2. Roll Call
3. Determination of Quorum and Appoint Alternate Members

**PUBLIC HEARING:**

- a. **23-6SP** – Douglas Brisee, applicant, Zayn LLC, owner, Special Permit requested for Town of Plainfield Dog Track pump station replacement at 55 Lathrop Rd., Assessor's Map #018/Block #0013/Lot #0002, located in an I-1 Industrial Zone District.
- b. **23-4TA** – Amendment to Section 5 Floodplain Management of the Town of Plainfield Zoning Regulations in association with Plainfield receiving new effective flood maps on September 7, 2023.
- c. **23-5TA** – Amendment to Section 8 Special Flood Hazard Area/Floodways of the Town of Plainfield Subdivision Regulations in association with Plainfield receiving new effective flood maps on September 7, 2023.

**REGULAR MEETING:**

1. Call to Order
  2. Citizen Participation
  3. Unfinished / Old Business
- a. **23-2SPL** - Ernest J. Collelo, Jr requesting Site Plan Approval for the addition of 4 contractor storage units on property located at 169 Norwich Rd. Assessor's Map 15, Block 75, Lot 3A. C-2 Zoning District.

Received For Record At Plainfield CT  
On 5.9.2023 @ 4:40pm  
Attest: J. Bradley  
Town Clerk Asst.

- b. **23-4TA** – Amendment to Section 5 Floodplain Management of the Town of Plainfield Zoning Regulations in association with Plainfield receiving new effective flood maps on September 7, 2023.
- c. **23-5TA** – Amendment to Section 8 Special Flood Hazard Area/Floodways of the Town of Plainfield Subdivision Regulations in association with Plainfield receiving new effective flood maps on September 7, 2023.
- d. **23-6SP** – Douglas Brisee, applicant, Zayn LLC, owner, Special Permit requested for Town of Plainfield Dog Track pump station replacement at 55 Lathrop Rd., Assessor’s Map #018/Block #0013/Lot #0002, located in an I-1 Industrial Zone District.
- e. **23-3SPL** – Keith Pasay requesting Site Plan approval to construct an 1800 sq. ft. building addition, 500 sq. ft. coverage storage area and driveway expansion at 28 Sterling Road. Assessor’s Map 30, Block 61, Lot 18, C-2 commercial district.
- f. **Discussion and possible action on zoning exemption pursuant to CGS 8-2**

4. New Business

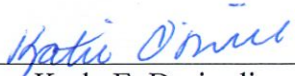
- a. Election of Secretary
- b. **23-3SPL** – Keith Pasay requesting Site Plan approval to construct an 1800 sq. ft. building addition, 500 sq. ft. coverage storage area and driveway expansion at 28 Sterling Road. Assessor’s Map 30, Block 61, Lot 18, C-2 commercial district.
- c. **23-4SPL of Ernest J. Collelo, Jr. & 340 Prospect, LLC** requesting Site Plan Review for the construction of a gas station, convenience store, drive-thru fast-food restaurant & car wash on properties located at 338 & 340-342 Prospect St, and 14 Squaw Rock. Assessor’s Map 22, Block 88A, Lots 4, 5, & 24. C-2 Zoning District.
- d. **23-5SPL of BMB Motorworks, LLC** requesting a Site Plan approval to expand an existing building, parking, and construct associated drainage on property located at 142 Norwich Rd. Assessor’s Map 15, Block 72, Lot 3. Commercial-2 Zoning District.
- e. **23-1ZC of P. Camp Realty, LLC** requesting a Zone Change from C-1 Commercial to Highway Commercial on property located at 0 Norwich Rd. Assessor’s Map 10, Block 13B, Lot 5.
- f. **23-7SP of Daniel Silvia** requesting a Special Permit to create an Accessory Dwelling Unit on property located at 29 Lori Dr. Assessor’s Map 13, Block 80, Lot 47. RA-30 Zoning District.
- g. **23-8SP of Town of Plainfield** requesting a Special Permit to add a free-standing cover over signage at Veteran’s Park in Moosup on property located at 35 Church St, Moosup. Assessor’s Map 2M, Block 99, Lot 8. RA-19 Zoning District.

5. Review and Act on Minutes of April 11, 2023
6. Correspondence
7. Report from Zoning Enforcement Officer
8. Report from Planning and Development Department
9. Other

a. Discussion and possible action on Statutory Training Requirements

10. Adjournment

**PLANNING AND ZONING COMMISSION**

  
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For: Karla E. Desjardins, Chairperson