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On 7-3-2023 @ 11:30a

Attest: [Signature]  
Town Clerk #1581

## *Planning and Zoning Commission*

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### Planning and Zoning Commission Regular Meeting Agenda

**Tuesday – July 11, 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. **23-6TA** – Town of Plainfield Zoning Regulations Amendment to Sections 1.2 Definitions, Section 8 Commercial Districts, Section 9 Industrial Districts, Section 12 Special Permits, and Section 13, pertaining to Cannabis.
- b. **23-7TA of Pasquale Camputaro, Jr.** requesting a Text Amendment to Section 13.56.5 of the Zoning Regulations to allow for pylon signs by special permit in the Commercial Zoning Districts when a parcel is at least 5 acres in size and abuts I-395 by a minimum of 300 linear feet.
- c. **23-9SP of Normand Thibeault** requesting a Special Permit for construction of a 28'x32' barn with a 14'x28' lean-to on property located at 190 Black Hill Rd. Assessor's Map 7, Block 108, Lot 79. RA-60 Zoning District.

#### **REGULAR MEETING:**

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

- b. **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.
  - c. **23-6TA** – Town of Plainfield Zoning Regulations Amendment to Sections 1.2 Definitions, Section 8 Commercial Districts, Section 9 Industrial Districts, Section 12 Special Permits, and Section 13, pertaining to Cannabis.
  - d. **23-7TA of Pasquale Camputaro, Jr.** requesting a Text Amendment to Section 13.56.5 of the Zoning Regulations to allow for pylon signs by special permit in the Commercial Zoning Districts when a parcel is at least 5 acres in size and abuts I-395 by a minimum of 300 linear feet.
  - e. **23-9SP of Normand Thibeault** requesting a Special Permit for construction of a 28'x32' barn with a 14'x28' lean-to on property located at 190 Black Hill Rd. Assessor's Map 7, Block 108, Lot 79. RA-60 Zoning District.
5. New Business
- a. **23-6SPL of BH Trailers & Plows** requesting site plan approval for a gravel parking area for storage of inventory on property located at 1 Center Parkway. Assessor's Map 17, Block 11, Lot I25. IP Zoning District.
  - b. **23-10SP of American Industries** requesting a Special Permit to modify a previously approved earth excavation on property located at 0 Norwich Rd & Roode Rd. Assessor's Map 5, Block 3, Lot 1. RA-60 Zoning District.
  - c. **23-2ZC of John Casey, Robinson & Cole, LLP** requesting a Map Amendment to 0 Norwich Rd. to change the Zone from RA-60 to Ind-1. Assessor's Map 5, Block 3, Lot 1.
  - d. **23-8TA of John Casey, Robinson & Cole, LLP** requesting a Text Amendment to the Zoning Regulations for the following: To: i) add a definition for "auction facility"; ii) add "auction facility" to the list of special permit uses in the I-1 zone; iii) add parking requirements for "auction facilities"; and iv) add special permit requirements specific to "auction facility."
- 6. Review and Act on Minutes of June 13,2023
  - 7. Correspondence
  - 8. Report from Zoning Enforcement Officer
  - 9. Report from Planning and Development Department
  - 10. Other
  - 11. Adjournment

**PLANNING AND ZONING COMMISSION**

  
 For: Karla E. Desjardins, Chairperson