



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 – February 14, 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. **22-8SP of Ronald Tetrault** requesting a Special Permit for a 736sf Accessory Dwelling Unit located at 7 Sterling Rd, Moosup. Assessor's Map 30, Blok 112, Lot 8. RA-60 Zoning District.
- b. **23-2SP of Strategic Commercial Realty Group, LLC (C/O David Held)** requesting re-approval of Earth Excavation permit on property located at 0 Jackson Rd. Assessor's Map 7, Block 53A, Lot 41. RA-60 Zoning District.
- c. **22-9SP of Michael Jordan** requesting a Special Permit for converting an attached garage into an ADU on property located at 133 Harris Rd. Assessor's Map 36, Block 116, Lot 12. RA-60 Zone.
- d. **23-3SP of Town of Plainfield** requesting a Special Permit for improvements to Lion's Park on property located at 0 Reservoir St. Assessor's map 2P, Block 30A, Lot 1. Industrial-1 Zoning District.

REGULAR MEETING:

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

Received For Record At Plainfield CT

On 2-1-2023 @ 8:30 AM

Attest: *Alison J. Tallot*

Town Clerk

- a. **22-8SP of Ronald Tetrault** requesting a Special Permit for a 736sf Accessory Dwelling Unit located at 7 Sterling Rd, Moosup. Assessor's Map 30, Blok 112, Lot 8. RA-60 Zoning District.
- b. **23-2SP of Strategic Commercial Realty Group, LLC (C/O David Held)** requesting re-approval of Earth Excavation permit on property located at 0 Jackson Rd. Assessor's Map 7, Block 53A, Lot 41. RA-60 Zoning District.
- c. **22-9SPL of Keith Pasay** requesting a Site Plan Review for a 36' x 50' attached garage with a 14' x 37' lean-to to a commercial building located at 28 Sterling Rd. Assessor's Map 30, Block 61, Lot 18. C-2 Zoning District
- d. **22-9SP of Michael Jordan** requesting a Special Permit for converting an attached garage into an ADU on property located at 133 Harris Rd. Assessor's Map 36, Block 116, Lot 12. RA-60 Zone.
- e. **23-3SP of Town of Plainfield** requesting a Special Permit for improvements to Lion's Park on property located at 0 Reservoir St. Assessor's map 2P, Block 30A, Lot 1. Industrial-1 Zoning District.


5. New Business

- a. **23-1ZC of T&S Oil** proposing a Text Amendment to Section 8.21 Special Permit Uses (Commercial Zoning District), 9.41 Special Permit Uses in the I-1 Industrial District and Section 12 Special Permits
- b. **23-2ZC - Plainfield Planning and Zoning Commission** proposing a Text Amendment to Section 12.30.1, Special Permit Uses for Historic Preservation through use-conversions.
- c. **23-3ZC of the Town of Plainfield Planning and Zoning Commission** proposing a 12-month moratorium on cannabis covering all uses as stated in Public Act No. 21-1 (Senate Bill No. 1201), *An act concerning responsible and equitable regulation of adult-use cannabis.*
- d. **23-1SA of Pasay Development, LLC** requesting a 4-lot subdivision of 133 Snake Meadow Rd. Assessor's Map 29, Block 122, Lot 2. RA-60 Zoning District
- e. **23-4SP of Pasay Development, LLC** requesting a Special Permit for construction of a 2,300sf barn on property located at 192 Pond Hill Rd. Assessor's Map 29, Block 122, Lot 63B. RA-60 Zoning District.

6. Review and Act on Minutes of January 10, 2023
7. Correspondence
8. Report from Zoning Enforcement Officer

9. Executive Session Regarding Zoning Court Cases
10. Report from Planning and Development Department
11. Other
12. Adjournment

PLANNING AND ZONING COMMISSION



For: Karla E. Desjardins, Chairperson