



## *Planning and Zoning Commission*

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### Planning and Zoning Commission Regular Meeting Agenda

**Tuesday – September 12, 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. **23-10SP 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.
- b. **23-13SP** - Town of Plainfield requesting a Special Permit for upgrades to Lion's Park and Town Hall parking on properties located at 0 Reservoir St. & 8 Community Ave. Assessor's Map 2P, Block 30A, Lot 1 & Map 2P, Block 19A, Lot 6. Ind-1 & RA-19 Zoning Districts.
- c. **23-15SP of Strategic Commercial Realty, Inc.** requesting a Special Permit for earth excavation on properties located at 0 Norwich Rd. Assessor's Maps 10, Block 4, Lots 36, 37 & 38 and Map 10, Block 4A, Lot 13.
- d. **23-1ZS of Town of Plainfield** requesting a Zoning Regulation text amendment to delete Section 12.21 Municipal Uses and add new Section 15.9 Municipal Uses.
- e. **23-16SP of Route 12 Bulk, LLC** requesting a Special Permit for bulk propane storage and distribution on property located at 388 Norwich Rd. Assessor's Map 16, Block 56, Lot 24. C-1 Zoning District.

#### **REGULAR MEETING:**

1. Call to Order
2. Additions or corrections to the agenda

Received For Record At Plainfield CT

On Aug. 31, 2023 @ 2:45pm

Attest: Merrin J. Bradley  
Town Clerk J Asst.

3. Citizen Participation

4. Unfinished / Old Business

- 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. **23-10SP 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. **23-6SPL 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.
- d. **23-13SP** - Town of Plainfield requesting a Special Permit for upgrades to Lion's Park and Town Hall parking on properties located at 0 Reservoir St. & 8 Community Ave. Assessor's Map 2P, Block 30A, Lot 1 & Map 2P, Block 19A, Lot 6. Ind-1 & RA-19 Zoning Districts.
- e. **23-3ZC of Zonghi Li** requesting a change of zoning to 0 East Main St. from RA-19 residential to Commercial-2. Assessor's Map 1CV, Block 85, Lot 48A.
- f. **23-15SP of Strategic Commercial Realty, Inc.** requesting a Special Permit for earth excavation on properties located at 0 Norwich Rd. Assessor's Maps 10, Block 4, Lots 36, 37 & 38 and Map 10, Block 4A, Lot 13.
- g. **23-1ZS of Town of Plainfield** requesting a Zoning Regulation text amendment to delete Section 12.21 Municipal Uses and add new Section 15.9 Municipal Uses.
- h. **23-8SPL of John Cruz** requesting Site Plan Approval for improvements to existing Commercial Automotive and addition to the building at 1411 Norwich Rd. Assessor's Map 5, Block 1, Lot 2. C-1 Zoning District.
- i. **23-16SP of Route 12 Bulk, LLC** requesting a Special Permit for bulk propane storage and distribution on property located at 388 Norwich Rd. Assessor's Map 16, Block 56, Lot 24. C-1 Zoning District.

5. New Business

- a. **23-17SP of Joel Panteleakos** requesting a Special Permit to create an Accessory Dwelling Unit within an attached garage on property located at 679 Squaw Rock Rd. Assessor's Map 28, Block 124A, Lot 8A. RA-60 Zoning District.

6. Review and Act on Minutes of August 08, 2023
7. Correspondence
8. Report from Zoning Enforcement Officer
9. Report from Planning and Development Department
10. Other
11. Adjournment

**PLANNING AND ZONING COMMISSION**

*Karla E. Desjardins*  
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For: Karla E. Desjardins, Chairperson