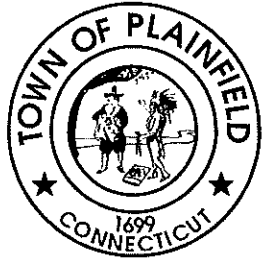


Attest: Bianca Vemfist
Town Clerk



Town Hall
8 Community Avenue
Plainfield, CT 06374

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THE PLAINFIELD TOWN HALL

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PLANNING AND ZONING COMMISSION

PLANNING & ZONING COMMISSION

Regular Meeting Minutes

January 11, 2022

The Planning & Zoning Commission held their Regular Meeting on January 11, 2022, at the Plainfield Town Hall.

Members Present: John Meyer, Roz Chviek, Karla Desjardins, June Gagne, and Frank Mills

Alternates Present: None

Absent: Bill Martell, Jared Fournier, Kevin Poppie

Staff Present: Mary Ann Chinatti – Town Planner, Ryan Brais – Assistant Town Planner/ZEO, and Katie O’Neill – Recording Secretary

K. Desjardins called the meeting to order at 7:00 P.M.

Appoint Alternate Members

PUBLIC HEARING:

a. **Z2021-2144** - of Spicer Road Realty, LLC requesting a Special Permit for earth excavation on property located on Black Hill Rd, Assessor’s Map 7, Block 53A, Lot 55.

- Civil Engineer, Rick Rovero, of Provost and Rovero, presented plans for the proposed gravel and sand excavation application stating that the property sits on roughly 50 acres, this is a very small operation, encompassing +/- 20 acres of the site, no more than 2 phases will be open at a time, a maximum of 10 truckloads of material hauled per day. R. Rovero noted that the current access road will be widened from 8 ft. to about 12 ft. to accommodate machinery, the current vegetation and grading will remain as is. The application does conform to the

zoning regulations, all comments from the towns review engineer have been addressed. The application is scheduled to go before the Inland Wetlands commission on Tuesday, January 18, 2022.

- Chairman K. Desjardins asked for public and commission member comment.
- Linda Silvia, 197 Black Hill Road, spoke against the application, with concerns regarding access to the property, and disturbance to the property abutters.
- Dave and Linda Silvia, of 197 Black Hill Road, submitted a letter against the application. The letter was read for the record.
- Chuck Marcotte, 201 Black Hill Road, asked questions about the current vegetation, and the access road to the property.
- Dave Silvia, 197 Black Hill Road, spoke in opposition of the application.
- Michel Marcotte, 201 Black Hill Road, asked about possible erosion and washout that could come off the site.
- Ed Chviek, 175 Black Hill Road, stated that the access to this property is not a used farm road, it's not currently usable.
- Commission member R. Chviek asked if the property had any other access point.
- K. Desjardins noted that questions applicable to the regulated wetlands will be addresses at the February 18, 2022 meeting of the IWWC.
- **Motion:** R. Chviek made a motion, which was seconded by J. Gagne to continue the Public Hearing for application Z2021-2144 to February 8, 2022. The motion passed unanimously.

REGULAR MEETING:

Additions and /or Corrections

- **Motion:** R. Chviek made a motion, which was seconded by J. Gagne to add application Z2022-2260 and application Z2022-2261 to the agenda under New Business. The motion passed.

Citizen Participation – None

Unfinished / Old Business

- a. **Z2021-2144** – Continuation of Spicer Road Realty, LLC requesting a Special Permit for earth excavation on property located on Black Hill Rd, Assessor’s Map 7, Block 53A, Lot 55.
- **Motion:** J. Meyer made a motion, which was seconded by R. Chviek to continue application Z2021-2144 to the Public Hearing and Regular Meeting scheduled on February 8, 2022. The motion passed unanimously.
- b. **Z2021-2245** – Continuation of Edgewater Construction requesting Site Plan Approval for a 15,000-sf building on Lot 7 of the Industrial Park, East Parkway. Assessor’s Map 17, Block 11, Lot I007. IP Zoning District.
- Engineer Janet Blanchette of J&D Civil Engineers, LLC, gave only a brief presentation of the project. J. Blanchette stated that that property is a town owned 2.5-acre parcel, in the industrial park. The application has received approval from Inland Wetlands Commission and Economic Development Commission.
 - J. Blanchette noted that a fee waiver has been requested, as issues with the lighting regulations prevented the previous application from being approved.
 - **Motion:** R. Chviek made a motion, which was seconded by J. Meyer to approve the fee waiver request for application Z2021-2245. The motion passed unanimously.
 - **Motion:** F. Mills made a motion, which was seconded by R. Cheviek to approve application Z2021-2245 with the 2 conditions listed below. The motion passed unanimously.
 - **Conditions of approval:**
 1. Mylars are to be submitted for Commission signature and recorded in Town Clerk’s Office prior to the issuance of a Zoning Permit.
 2. Engineering fees in the amount of \$2,791.25 are to be paid within 30 days of approval or prior to recording mylars, whichever comes first.
- c. **Z2021-2246** - Continuation of Edgewater Construction requesting Site Plan Approval for 3 contractor buildings on Lot 12 of the Industrial Park, Center Parkway and East Parkway. Assessor’s Map 17, Block 11, Lot I012. IP Zoning District.

- Engineer Janet Blanchette of J&D Civil Engineers, LLC, stated that applicant is requesting approval to construct 3 contractor storage buildings. The application meets zoning regulation requirements. Approval from Inland Wetlands Commission and Economic Development Commission has been obtained.
- J. Blanchette noted that a fee waiver has been requested, as issues with the lighting regulations prevented the previous application from being approved.
- **Motion:** J. Gagne made a motion, which was seconded by J. Meyer to approve the fee waiver request for application Z2022-2246. The motion passed unanimously.
- **Motion:** J. Meyer made a motion, which was seconded by F. Mills to approve application Z2021-2246 with the conditions stated below. The motion passed unanimously.
- **Conditions of approval:**
 1. Mylars are to be submitted for Commission signature and recorded in Town Clerk's Office prior to the issuance of a Zoning Permit.
 2. Engineering fees in the amount of \$3,112.50 are to be paid within 30 days of approval or prior to recording mylars, whichever comes first.

New Business

a. Zoning Enforcement Procedure

- The commission discussed the 4 step Zoning Enforcement Procedure that was adopted in January 2021. The procedure was read for the record by Chairman K. Desjardins. K. Desjardins noted that she believes Step 3 should be followed more consistently.

b. Z2022-2260 - of A. Kausch & Sons, LLC requesting a Special Permit for an accessory apartment on a commercial property located at 506 Norwich Rd. Assessor's Map 1P, Block 38, Lot 7. C-2 Commercial District.

- **Motion:** R. Chviek made a motion, which was seconded by J. Gagne to continue application Z2022-2260 to the meeting schedule for February 8, 2022. The motion passed unanimously.

c. Z2022-2261 of Quikrete Companies, Inc. requesting Site Plan Approval to construct concrete pads for the placement of processing and drying equipment on property located at 524 Green Hollow Rd, Assessor's Map 20, Block 124, Lot 5. Ind.-1 Zoning District.

January 10, 2022

- **Motion:** F. Mills made a motion, which was seconded by J. Meyer to continue application Z2022-2261 to the meeting scheduled for February 8, 2022. The motion passed unanimously.

Approval of Minutes

a. Approve 12.14.21 Meeting Minutes.

- Chairman K. Desjardins asked for corrections or omissions to the 12.14.21 meeting minutes.
- J. Gagne pointed out 2 errors on page 5, second bullet, the date should be January 31, 2022, and the information on bullet 3, should be listed on bullet 2.
- **Motion:** J. Gagne made a motion, which was seconded by J. Meyer to approve the 12.14.21 meeting minutes with the above-mentioned corrections. The motion passed.

Correspondence - None

Other

a. Discussion of Accessory Dwelling Units

- Asst. Town Planner, ZEO Ryan Brais stated he took the Commission's requests under consideration and wrote a first draft accessory dwelling regulation.
- Discussion ensued.

Zoning Enforcement Officer Report

- 14 Canterbury Rd. – No visible progress has been made.
- 32-44 Norwich Rd. – The defendants attorney has failed to schedule an inspection. A motion for temporary injunction to enforce the terms of the agreement has been filed. A remote hearing is still scheduled for January 31, 2022.
- 211 Kate Downing Rd. – Remote hearing scheduled for February 28th.
- 13 Simmons Ave. – Proceeding with legal action.

- Norwich Rd. / Roode Rd. – IWWC application was submitted on January 11, 2022.
- 40 Tarbox Road Ext. – Proceeding in legal action.
- 371 Lathrop Road – Apartment vacated, property owners waiting on the change of ADU regulations before making any needed modifications or obtaining permits to come into compliance.
- 27 Pickett Road – Violation remediated.
- 552 Squaw Rock Road – Issued Cease & Desist, compliance required by January 18th.
- 256 Spaulding Road – Progress has been made.
- 90 Moosup Pond Road – Vines are being removed and new trees will be replaced in the spring.
- 185-187 Main Street, Moosup – Cease and Desist has been issued.
- 133 Main Street – Matter has been resolved.
- Chairman K. Desjardin requested Executive Session for Discussion Regarding Zoning Violation Court Case Updates be added to the February 8, 2022, agenda.

Report from Planning & Zoning Department – None

Adjournment

- Motion: J. Gagne motioned to adjourn, seconded by J. Meyer. Motion passed. Meeting adjourned at 8:07 P.M

Digital recording is on file in the Town Clerk's office.

Submitted by,
Katie O'Neill
Recording Secretary