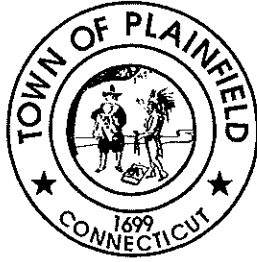


Received For Record At Plainfield CT

On FEB 15 2022 at 11:31am

Attest: Bianca Vinyas
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
February 08, 2022

The Planning & Zoning Commission held their Regular Meeting on February 08, 2022, at the Plainfield Town Hall.

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

Alternates Present: Kevin Poppie
Absent: Bill Martell, Jared Fournier

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 Member Kevin Poppie for Roz Chviek

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, stated that the application is still waiting on Inland Wetlands approval. R. Rovero gave an overview of the proposed gravel and sand excavation application stating, 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, depending on the need for material. R. Rovero noted that

the current access road will be widened from 10 ft. to about 12 ft. to accommodate machinery, the current vegetation will remain as is. All comments from the town staff have been addressed. R. Rovero requested the commission continue the application to the next scheduled meeting.

- Chairman K. Desjardins asked for public and commission member comment.
 - **Motion:** F. Mills made a motion, which was seconded by K. Poppie to continue the Public Hearing for application Z2021-2144 to March 8, 2022. The motion passed unanimously.
- 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.
- Applicant Andrew Kausch stated, he is requesting to convert the current small office into an accessory apartment. A 24'x24' garage is in the process of being constructed on the property, once the garage is complete, the office will be converted in to an accessory apartment.
 - Chairman K. Desjardins asked for public and commission comment.
 - Assistant Town Planner, ZEO Ryan Brais stated that no modifications will need to be made to the existing building. The application conforms to the Zoning Regulations. R. Brais suggested the application be approved with the following conditions:
 1. The garage must be fully constructed with a C.O. issued prior to being granted a Zoning Permit for the apartment.
 2. The garage must be used commercially and cannot be used as parking or residential storage for the apartment.
 - **Motion:** K. Poppie made a motion, which was seconded by J. Meyer to close the Public Hearing for application Z2020-2260. The motion passed.
 - Public Hearing closed at 7:10 P.M

REGULAR MEETING:

Additions and /or Corrections

- Chairman K. Desjardins noted that staff requested agenda item 12, and 13 be switched.
- **Motion:** J. Gagne made a motion, which was seconded by J. Meyer to switch agenda items 12 and 13. 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. Gagne made a motion, which was seconded by F. Mills to continue application Z2021-2144 to the Public Hearing and Regular Meeting scheduled on March 8, 2022. The motion passed unanimously.
- b. **Z2022-2260** – Continuation 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:** J. Meyer made a motion, which was seconded by J. Gagne to approve the application Z2021-2144 with two conditions. The motion passed.

Conditions of approval:

1. The garage must be fully constructed with a C.O. issued prior to being granted a Zoning Permit for the apartment.
 2. The garage must be used commercially and cannot be used as parking or residential storage for the apartment.
- c. **Z2022-2261** – Continuation 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.
 - Engineer N. Thibault of Killingly Engineering presented plans for 6 concrete pads on the Quikrete property. The concrete pads will be used for drying equipment, the current drying area no longer fits the companies needs. N. Thibault noted that the application is straight forward, with no increase of storm water runoff, or impervious area.

- **Motion:** J. Meyer made a motion, which was seconded by K. Poppie to approve application Z2022-2261. The motion passed unanimously.

New Business

- a. **Z2022-2275** of the Planning and Zoning Commission, applying for an amendment to the Zoning Regulations for Accessory Dwelling Units (ADU).

- **Motion:** J. Gagne made a motion which was seconded by K. Poppie to send application Z2022-2275 to Public Hearing on April 12, 2022. The motion passed unanimously.

Approval of Minutes

- a. Approve 01.11.22 Meeting Minutes.

- Chairman K. Desjardins asked for corrections or omissions to the 1.11.22 meeting minutes.
- **Motion:** F. Mills made a motion, which was seconded by J. Gagne to approve the 01.11.22 meeting minutes. The motion passed.

Correspondence - None

Other

Zoning Enforcement Officer Report

- 14 Canterbury Rd. – A written request for an update has been sent.
- 32-44 Norwich Rd. – An inspection has been scheduled for February 10th
- 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. – Progress has been made
- 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.

- 552 Squaw Rock Road –Forwarding to attorney
- 256 Spaulding Road – A Cease and Desist order was issued on January 31, 2022
- 90 Moosup Pond Road – Vines are being removed and new trees will be replaced in the spring.
- 185-187 Main Street, Moosup – Further court action needed

Executive Session for Discussion Regarding Zoning Violation Court Case Updates

Motion: J. Gagne made a motion, second by K. Poppie to go into executive session with commission members and staff at 7:26 P.M. The motion passed unanimously.

- Executive session ended at 7:34 P.M

Report from Planning & Zoning Department

- Town Planner Mary Ann Chinatti stated that two important meetings are being held this week. February 9th a public informational meeting regarding Lathrop Road sidewalk project, will be held at 6:30 P.M. February 10th at 6:30 P.M a special public informational meeting is scheduled to discuss the Annex building.

Adjournment

- Motion: J. Gagne motioned to adjourn, seconded by J. Meyer. Motion passed. Meeting adjourned at 7:34 P.M

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

Submitted by,
Katie O'Neill
Recording Secretary