



Received For Record At Plainfield CT

On **FEB 11 2021** at 5:15pm

Attest: *Barbi J. Gardiner*

Barbi J. Gardiner, Town Clerk

Town Hall
8 Community Avenue
Plainfield, CT 06374

Telephone (860) 230-3030
Fax (860) 230-3029

THE PLAINFIELD TOWN HALL

PLAINFIELD • CENTRAL VILLAGE • MOOSUP • WAUREGAN

PLANNING AND ZONING COMMISSION

PLANNING & ZONING COMMISSION

Regular Meeting MINUTES

February 9, 2021

The Planning & Zoning Commission held their Regular Meeting on February 9, 2021 via ZOOM.

Members:

Present: Karla Desjardins
Lindsey Joslyn
Seann Peterson

Absent: John Meyer
Roz Chviek

Alternates:

Present: Jared Fournier
Cathie Mestemaker-Harris

Absent: Bill Martell

Staff Present: Kevin Cunningham – First Selectman
Art Gagne - Selectman
Mary Ann Chinatti – Town Planner
Ryan Brais – Assistant Town Planner/ZEO
Sonia Chapman – Recording Secretary

K. Desjardins called the meeting to order at 7:00 pm and appointed J. Fournier for L. Joslyn and C. Mestemaker-Harris for J. Meyer.

PUBLIC HEARING

a. 2021-1967 – Of Sangermano Properties, LLC requesting PDD Site Plan Review for retail & wholesale business; building material storage & sale; manufacture of construction & building materials from earth, rock, ore, minerals & recycled materials; truck terminal; earth excavation processing & removal at 1221 & 1241 Norwich Rd., Plainfield; Assessor's Map 5, Block 4, Lots 42 & 42A.

K. Desjardins stated J. Fournier will now be appointed for J. Meyer, L. Joslyn has entered the meeting.

D. Sorrentino of Bounderies gave a detailed description of proposed Site Plan. A. Gagne asked about solid waste. D. Sorrentino stated this is not a solid waste facility and does not need a permit. K. Cunningham stated a letter was received from the abutting neighbor about dust control. It was stated a "Dust Control Plan" will be submitted and recent improvements should reduce dust. S. Peterson asked about the filled dumpsters. The only dumpster that will be stored on site will be with clean fill material that will be crushed. M. Chinatte asked about crusher noise. J. Sangermano explained the crusher he uses is a tumbler not shaker and is not as noisy. A discussion was held on crusher and screener hours, Saturday's hours will be changed to 9 to 2. K. Desjardins asked since the screener has been in use if any complaints have been received. R. Brais stated no complaints have come in. R. Brais read his comments:

- *Engineering fees (TBD) are to be paid prior to filing mylars*
- *Mylars are to be filed in the Town Clerk's Office*
- *Saturday crushing limited to 9:00 – 2:00, no Sunday crushing.*
- *Crusher will be outfitted with a mister for dust control*
- *Dust control plan to be submitted for the site*

S. Peterson motioned to close the Public Hearing, seconded by L. Joslyn. Motion passed.

Additions and /or Corrections

S. Peterson motioned to add Z2021-1984 to the agenda under New Business. Seconded by C. Mestmaker-Harris, motion passed.

Citizen Participation

None

REGULAR MEEETING

Unfinished / Old Business

- a. **Z2020-1904** – Continuation of Exeter Group, requesting a Site Plan Review for proposed 202,044sf. warehouse with 664 parking spaces, access drives, parking lot, utility connections, stormwater management system, site lighting and landscaping on property located at 137 Lathrop Rd., Plainfield; Map 18, Block 13, Lots 11 & 12, Ind-1 Zoning District.

T. Cody (Attorney for Applicant) introduced Jessica Schume and Michael Dion - Amazon, Michael Keleher- Exeter Group and Matt Robillard and Andrew Greybar – BL Companies. Representatives gave an over view of proposed project:

Last stop before delivery

- *Most 18 wheelers will be delivering at night to unload*
- *Drivers will be full time positions with full benefits, work 10 hour shifts*
- *Vans will be leaving after rush hour*
- *Drainage basins will be cleaned and brought up to spec*
- *Project will be in 2 phases*
- *Utility easement to be moved*

- *Traffic and sound study to be completed*

S. Peterson asked when utility easement is moved will it affect the public. No it will not. A question was asked about the truck noise at night (beepers). With the building being lower than the road and the trees as a buffer, noise should not be a problem. M. Chinatti asked if the applicant would partner with the Town to install sidewalks from their driveway to Big Y, the Town will be extending the sidewalks from Eastern Ct Bank to Big Y. Attorney T. Cody feels the applicant would partner with the Town. K.Desjardins asked how many driveways, there will be 4 from the property. New plans have been received but not reviewed by staff or CHA. S. Peterson motioned to continue Z2020-1904 to the March 9 meeting. Seconded by J. Fournier, motion passed.

b.Z2020-1932 – Continuation of Digvijay Bansal, requesting a Site Plan Review for addition to building to accommodate convenience store sales in addition to pizza restaurant on property located at 66 Wauregan Rd., Wauregan; Map 1W, Block 133C, Lot 67; RA-19 Zoning District.

R. Brais has spoken with D. Bansal's surveyor. Revised plans were received today (February 9), staff has not reviewed. S. Peterson motioned to continue Z2020-1932 to March meeting, seconded by J. Fournier. Motion passed.

c.Z2021-1963 –Continuation of Northeast Real Estate requesting Site Plan Approval for 2 contractor buildings(11,840 sf & 2,400 sf) at 135-141 Ward Ave., Moosup; Assessor's Map 2M, Block 94C, Lot 11.

Site Plan is to be reviewed by Inland Wetlands at their meeting next week. S. Peterson motioned to continue to March 9 meeting. Seconded by C. Mestemaker-Harris, motion passed.

d.Z2021-1964 – Continuation of Northeast Real Estate requesting Site Plan Approval of a 3,360 sf addition to a truck repair facility located at 108-114 Commercial Dr., Plainfield; Assessor's Map 5, Block 4, Lot 41C.

Staff is waiting for revised plans, S. Peterson motioned to continue Z2021-1964 to March meeting. Seconded by J. Fournier, motion passed.

e.Z2021-1965- Continuation of Affordable Lock and Stock requesting Site Plan Approval to construct storage units at 97 Ward Ave., Moosup; Assessor's Map 2M, Block 94C, Lot 6.

R. Brais stated there are still some outstanding issues to be addressed. S. Peterson motioned to continue to March 9 meeting. Seconded by C. Mestemaker-Harris, motion passed.

f.Z2021-1967 – Of Sangermano Properties, LLC requesting PDD Site Plan Review for retail & wholesale business; building material storage & sale; manufacture of construction & building materials from earth, rock, ore, minerals & recycled materials; truck terminal; earth excavation processing & removal at 1221 & 1241 Norwich Rd., Plainfield; Assessor's Map 5, Block 4, Lots 42 & 42A.

S. Peterson motioned to passed with change of hours for crusher (Saturday 9 – 2). C. Mestemaker-Harris seconded, motion passed.

New Business

A.Z2021-1979 – Of Carl Kemp, requesting a Site Plan Approval for storage buildings on property located at 144-146 Norwich Rd., Central Village; Map 15, Block 72, Lot 4A; Commercial Zoning District.

S. Peterson motioned to continue Z2021-1979, seconded by J. Fournier. Motion passed.

B.Z2021-1984 – Of Northeast Real Estate, LLC, requesting a Text Amendment for Sections 9.34 and 9.35 Permitted uses in the I-1 & I-2 Zoning Districts.

S. Peterson motioned to send Z2021-1984 to Public Hearing on March 9. Seconded by C. Mestemaker Harris, motion passed.

Minutes

S. Peterson motioned to approve the 1-12-21 minutes as presented. Seconded by J. Fournier, motion passed.

Correspondence

Correspondence was included in packet.

Zoning Enforcement Officer Report

681 Norwich Rd – Property appears to be in compliance

35 Squaw Rock Rd – Working on reducing number of chickens, originally had 157, down to 9a.

14 Canterbury Rd – Sending Notice of Violation

32-44 Norwich Rd – Violation of Special Permit, will proceed to court when reopen.

39 Lillibridge Rd – Notice of Violation sent, some progress to remove vehicles has been made.

211 Kate Downing Rd – Property is not in compliance, waiting for courts to reopen.

13 Simmons Ave – Notice of Violation was sent, some progress made. Inspection of property is needed, will send letter requesting update.

2 South Pine St – Trucks have not been removed, house is for sale.

Lot 14A High St – Variance has been approved, zoning and building permits have not been obtained.

Norwich Rd / Roode Rd – Notice of Violation was sent for unpermitted earth excavation operation.

200 Starkweather Rd – Working with Building Dept. due to work being done without permits.

4 Winsor Ave – Notice of Violation sent.

Report from Planning & Zoning Department

M. Chinatti stated First Selectman is having a FOI ZOOM workshop on 2/25. Also The CT Bar Association will host a Zoom workshop on 3/6 from 9 am to 4 pm on CT Land Use. If you would like to register please contact M. Chinatti as soon as possible.

Adjournment

S. Peterson motioned to adjourn, seconded by J. Fournier. Motion passed. Meeting adjourned at 8:35 pm.

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

Submitted by,


Recording Secretary