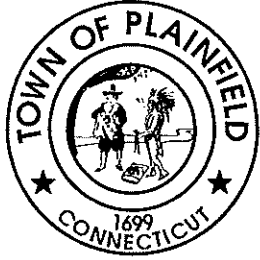


Received For Record At Plainfield CT

On MAR 10 2022 at 1:10pm

Attest: Beauvais Asst.  
Town Clerk



Town Hall  
8 Community Avenue  
Plainfield, CT 06374

Telephone (860) 230-3030  
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**THE PLAINFIELD TOWN HALL**

PLAINFIELD • CENTRAL VILLAGE • MOOSUP • WAUREGAN

**PLANNING AND ZONING COMMISSION**

**PLANNING & ZONING COMMISSION**  
**Regular Meeting Minutes**  
**March 8, 2022**

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

Members Present: Karla Desjardins, John Meyer, June Gagne, Roz Chviek and Frank Mills  
Absent : None

Alternates Present: None  
Absent: Bill Martell, Jared Fournier, and 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.

**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 was approved by Inland Wetlands Commission on February 15, 2022. 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. R.

Revero stated that an agreement from Eversource for work within the easement will be submitted to the Planning and Zoning office prior to the start of the project.

- Chairman K. Desjardins asked for public and commission member comment.
- Conservation Commission Chairman, Walter Cwynar, spoke in opposition of the gravel & sand excavation application, stating that the Plan of Conservation and Development suggests the town limit this type of use.
- Susan Hall, 42 Water Street stated that many applications of this nature are being approved, and asked that the Planning and Zoning Commission limit approval of applications requesting removal of gravel, sand, timber etc. S. Hall asked that town ordinances on this topic be reviewed and changed.
- **Motion:** F. Mills made a motion, which was seconded by R. Chevik to close the Public Hearing for application Z2021-2144 at 7:15 p.m. The motion passed unanimously.

## **REGULAR MEETING:**

### **Additions and /or Corrections**

- **Motion:** J. Gagne made a motion, which was seconded by J. Meyer to add application Z2022-2287 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.
  - R. Chevik recused herself from the application.
  - **Motion:** J. Gagne made a motion, which was seconded by J. Meyer to continue application Z2021-2144 to the April 12, 2022 meeting. The motion passed unanimously.

### **New Business**

- a. **Z2022-2283** of United Ag & Turf Northeast requesting a Special Permit to construct a 7,780 square foot addition, pavement modifications, drainage improvements and a 30-

foot tall, 100 square foot pylon sign on property located at 20 Excalibur Blvd. Assessor's Map 17, Block 11, Lot I32. HC zoning district.

- Assistant Town Planner & ZEO Ryan Brais stated that the applicant requested the public hearing be postponed to May 10, 2022.
  - Motion: J. Meyer made a motion, which was seconded by J. Gagne to postpone application Z2022-2283 to May 10, 2022. The motion passed unanimously.
- b. **Z2022-2287** of Moosup River Estates, LLC requesting site plan approval for construction of a 40<sup>th</sup> residential unit on property located on Ward Ave. Assessor's Map 2M, Block 94C, Lot 12. RA-60 Zoning District.
- Normand Thibeault of Killingly Engineering Associates, LLC presented the application. N. Thibeault stated that the applicant is requesting a site plan modification for a previously approved Special Permit. One additional unit is being proposed, with no additional clearing or impact.
  - Motion: J. Meyer made a motion, which was seconded by R. Chevik to approve application Z2022-2287. The motion passed.

### Approval of Minutes

- a. Approve 02.08.22 Meeting Minutes.
- Chairman K. Desjardins asked for corrections or omissions to the 2.08.22 meeting minutes.
  - F. Mills stated that on page 3, Item b., the application number in the motion should be Z2022-2260.
  - **Motion:** J. Gagne made a motion, which was seconded by F. Mills to approve the 2.08.22 meeting minutes as corrected. The motion passed with R. Chevik abstaining.

### Correspondence - None

### Other

### Zoning Enforcement Officer Report

- 14 Canterbury Rd. – Progress has been made

- 32-44 Norwich Rd. – Proceeding in legal action
- 211 Kate Downing Rd. – Remote hearing scheduled for May 2nd
- 13 Simmons Ave. –Proceeding with legal action.
- Norwich Rd. / Roode Rd. – IWWC application was approved on 2-15-22.
- 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 – Third floor is vacant.
- 8 Laffayette Ave – Certified letter sent on 3-08-22
- 699 Norwich Road – Letter sent standard mail on 3-01-22

**Executive Session for Discussion Regarding Zoning Violation Court Case Updates** – None

**Report from Planning & Zoning Department**

- Town Planner Mary Ann Chinatti stated that a Public Informational Meeting is being held on March 24<sup>th</sup> to discuss the Shepard Hill Road sidewalk project.

**Adjournment**

- Motion: J. Meyer motioned to adjourn, seconded by J. Gagne. 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