

PLANNING & ZONING COMMISSION
Regular Meeting MINUTES
March 9, 2021

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

Members:

Present: John Meyer
Lindsey Joslyn
Seann Peterson
Roz Chviek

Absent: Karla Desjardins

Alternates:

Present: Cathie Mestemaker-Harris

Absent: Bill Martell
Jared Fournier

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

J. Meyer called the meeting to order at 7:00 pm and seated C. Mestemaker-Harris.

PUBLIC HEARING

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.

N. Thibeault explained the use of this Text Amendment, it would give contractor's a place for storage that is not allowed in a residential zone. This amendment does not allow manufacturing at the site. A Zoning Permit will be required for use of space. A discussion was held regarding fuel storage, and it was suggested to add to the amendment " no bulk storage of flammable liquids". R. Chviek motioned to close the public hearing, seconded by S. Peterson. Motion passed.

Additions and /or Corrections

S. Peterson motioned to add Z2021-2012 to the agenda under New Business. Seconded by R. Chviek, motion passed.

Citizen Participation

None

REGULAR MEETING

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.

Representative M. Robillard stated they will partner with the Town for the proposed sidewalks. A question was asked regarding the peak traffic hours, M. Dion said they might increase by a half hour during the busy season of mid-November to January. S. Peterson asked about the clearing for the site line, there will be a 70' vegetation buffer that remains. R. Brais and C. Eaton stated all their comments have been addressed. M. Chinatti thanked the applicant for partnering with the Town with the sidewalks. R. Brais read the suggested conditions for approval:

- *Engineering fees (TBD) to be paid prior to filing the mylars.*
- *Mylars are to be recorded in the Town Clerk's Office prior to receiving a Zoning Permit.*
- *Additional permitting from the Zoning Officer will be needed for tenant signage, as the plans do not have enough detail.*
- *Drainage easements must be filed in the land records prior to obtaining a Zoning Permit if the lots are not merged.*
- *The Stormwater Systems Operations and Maintenance Plan must be added the mylars for recording.*
- *Approval from Office of the State Traffic Authority (OSTA) is needed before receiving a Zoning Permit.*
- *Roadway encroachment (Lathrop Rd.) to be deeded to the Town prior to receiving a Zoning Permit.*
- *Applicant must return to Planning & Zoning for approval if peak traffic hours are changed.*

S. Peterson motioned to approve Z2020-1904 with conditions as read. Seconded by L. Joslyn, 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.

D. Bansal stated he has submitted requested revised plans. Revised plans were received on March 8, staff spoke with surveyor on March 9 of revisions necessary, for parking spaces. D. Bansal asked for approval of Site Plan Review with condition of revisions. R. Brais also stated test pit location to be noted on plan. M. Chinatti stated no action should be taken until revised plan is submitted. S. Peterson motioned to continue Z2020-1932 to the April 13 meeting, seconded by R. Chviek. 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.

Text Amendment would need to be approved to proceed with application. S. Peterson motioned to continue to April 13 meeting. Seconded by R. Chviek, 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 April meeting. Seconded by L. Joslyn, 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 waiting for revised plans. R. Chviek motioned to continue to April 13 meeting. Seconded by S. Peterson, motion passed.

f.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.

Waiting for Inland Wetlands approval prior to moving on this application. S. Peterson motioned to continue Z2021-1979, seconded by L. Joslyn. Motion passed.

g.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 approve Z2021-1984 with addition “no storage of flammable liquids”, seconded by R.Chviek. Motion passed. S. Peterson amended his motion to add effective date April 1, 2021, seconded by R. Chviek. Motion passed.

New Business

A.Z2021-2012 – Of Dustin & Carrie Everson, requesting a Special Permit for construction of a detached 60' x 40' garage on property located at 44 Valley View Rd., Moosup; Map 35, Block 118, Lot 8A; RA-60 Zoning District.

R. Chviek motioned to send Z2021-2012 to Public Hearing on April 13. Seconded by S. Peterson, motion passed.

Minutes

S. Peterson motioned to approve the 2-9-21 minutes as presented. Seconded by C. Mestemaker-Harris, motion passed.

Correspondence

Correspondence was included in packet.

Zoning Enforcement Officer Report

32-44 Norwich Rd – Was given 2 weeks notice for improvements. None have been noted – will be going to court.

211 Kate Downing Rd – Packet is prepared to send to the attorney for court.

Report from Planning & Zoning Department

M. Chinatti stated next month (April) meetings will resume in person, with masks and social distancing.

Adjournment

R. Chviek motioned to adjourn, seconded by C. Mestemaker-Harris. Motion passed. Meeting adjourned at 7:55 pm.

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

Submitted by,

Recording Secretary