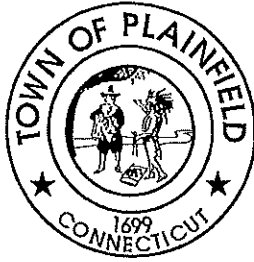


Received For Record At Plainfield CT
On APR 18 2022 at 11:45am

Attest: Bianca Vieux Asst.
Town Clerk



THE PLAINFIELD TOWN HALL

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Town Hall
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Plainfield, CT 06374

Telephone (860) 230-3030
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PLANNING AND ZONING COMMISSION

PLANNING & ZONING COMMISSION

Regular Meeting Minutes

April 12, 2022

The Planning & Zoning Commission held their Regular Meeting on April 12, 2022, at the Plainfield Town Hall.

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

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

J. Meyer called the meeting to order at 7:00 P.M.

Appoint Alternate Member Kevin Poppie for Karla Desjardins

PUBLIC HEARING:

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

- Assistant Town Planner and ZEO Ryan Brais, stated that the commission has spent the last few months reviewing the Accessory Apartment Regulations. The idea behind amending the regulations is to loosen up them up. R. Brais read the proposed ADU text for the record.

- Paul Sweet 260 New Road stated that he appreciates the work the ZEO has put into amending the regulation, although he does have some concerns. P. Sweet asked if more than one ADU would be permitted per property.
- Art Gagne Jackson Road spoke against the proposed text amendment application, with concerns about the proposed max. square footage, zoning enforcement, and over population. A. Gagne submitted a written letter for the record.
- Sue Hall Central Village spoke in opposition of the text amendment asking why the commission felt it necessary to change the regulation.
- Conservation Commission Chairman Walter Cwynar spoke in opposition of the proposed text amendment.
- Jennie Kapszukiewicz 265 Gendron Road spoke in support of the application.
- **Motion:** R. Chviek made a motion, which was seconded by J. Gagne to continue the Public Hearing for application Z2022-2275 to May 10, 2022. The motion passed.

REGULAR MEETING:

Additions and /or Corrections

- **Motion:** J. Gagne made a motion, seconded by R. Chviek to add 3 applications to the agenda under New Business, 2 applications for Norwich, LLC and 1 application for Scannell Properties, LLC. The motion passed.

Citizen Participation – None

Unfinished / Old Business

- Z2021- 2214** – Continuation of Spicer Road Realty, LLC requesting a Special Permit for earth excavation for property on located on Black Hill Road, Assessors Map 7, Block 53A, Lot 55.
 - Commission member R. Chviek recused herself from the application.
 - **Motion:** J. Gagne made a motion, which was seconded by K. Poppie to continue application Z2021-2214 to May 10, 2022. The motion passed.
- Z2022- 2283** – Continuation of United Ag and Turf Northeast requesting permission to construct a 7,780 sf addition, pavement modifications and drainage improvements for property located at 20 Excalibur Blvd. Assessor's Map 17, Block 11, Lot I32. HC Zoning District.

- **Motion:** J. Gagne made a motion, which was seconded by R. Chviek to schedule application Z2022-2283 for Public Hearing on May 10, 2022. The motion passed.
- c. **Z2022- 2275** – of the Planning and Zoning Commission, applying for the amendment to the Zoning Regulations for Accessory Dwelling Units (ADU).
- **Motion:** J. Gagne made a motion, which was seconded by R. Chviek to continue application Z2022-2275 to May 10, 2022. The motion passed.

New Business

- a. **American Industries** - requesting a Special Permit for Earth Excavation at 0 Norwich Road and Roode Road. Assessors Map 5, Block 3, Lot 1. RA- 60 Zoning District.
- **Motion:** J. Gagne made a motion, which was seconded by R. Chviek to continue the American Industries application to May 10, 2022. The motion passed.
- b. **Scannell Properties #639, LLC (C/O Daniel Madrigal)** - requesting Site Plan Approval to construct a 1,000,000 sf warehouse with 975 parking spaces, associated drives, parking areas, drainage, etc. on property located at 91-105, 107, 113, and 143-151 Plainfield Pike Road. Ind-2 District.
- **Motion:** J. Gagne made a motion, which was seconded by R. Chviek to schedule the Scannell Properties, LLC application for Public Hearing on May 10, 2022. The motion passed.
- c. **Norwich, LLC** - requesting a Map Amendment from RA-30 to Industrial-1 for property located at 1279 Norwich Road. Assessors Map, Block 4C, Lot 14.
- **Motion:** R. Chviek made a motion, which was seconded by J. Gagne to schedule the Norwich, LLC application for Public Hearing on May 10, 2022. The motion passed.
- d. **Norwich, LLC** - requesting a Map Amendment from RA-30 to Industrial-1 for property located at 0 Toper Road. Assessor’s Map 5, Block 4C, Lot 15.
- **Motion:** J. Gagne made a motion, which was seconded by R. Chviek to schedule the Norwich, LLC application for Public Hearing on May 10, 2022. The motion passed.

Approval of Minutes

- a. Approve 03.08.22 Meeting Minutes.

- Vice Chairman J. Meyer asked for corrections or omissions to the 03.08.22 meeting minutes.
- **Motion:** R. Chviek made a motion, which was seconded by J. Gagne to approve the 03.08.22 meeting minutes as written. The motion passed.

Correspondence - None

Other

Zoning Enforcement Officer Report - None

Report from Planning & Zoning Department - None

Adjournment

- Motion: J. Gagne motioned to adjourn, seconded by R. Chviek. Motion passed. Meeting adjourned at 7:56 P.M

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

Submitted by,
Katie O'Neill
Recording Secretary