



Received For Record At Plainfield CT
On APR 15 2021 at 11:43 am
Attest: Barbi J. Gardiner
Barbi J. Gardiner, Town Clerk

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THE PLAINFIELD TOWN HALL

PLAINFIELD • CENTRAL VILLAGE • MOOSUP • WAUREGAN

PLANNING AND ZONING COMMISSION

PLANNING & ZONING COMMISSION

Regular Meeting MINUTES

April 13, 2021

The Planning & Zoning Commission held their Regular Meeting on March 9, 2021 at the Plainfield Town Hall.

Members:

Present: Karla Desjardins
John Meyer
Seann Peterson
Roz Chviek

Absent: Lindsey Joslyn

Alternates:

Present: Jared Fournier

Absent: Bill Martell
Cathie Mestemaker-Harris

Staff Present: 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.

PUBLIC HEARING

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.

D. Everson stated this is a 3 bay garage. R. Brais stated it is a large detached garage. J. Meyer motioned to close the public hearing, seconded by S. Peterson.

Additions and /or Corrections

R. Chviek motioned to add Z2021-2044, Z2021-2045 and Z2021-2048 to the agenda under New Business. Seconded by S. Peterson, motion passed.

Citizen Participation

None

REGULAR MEETING

Unfinished / Old Business

a.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.

Applicant was not present, J. Meyer motioned to continue to May meeting. Seconded by R. Chviek, motion passed.

Applicant arrived at 7:15 pm. J. Meyer rescinded motion to continue to May meeting, seconded by J. Fournier. Motion passed. R. Brais stated all issues have been addressed, parking and drainage. S. Peterson asked about the fence, a stockade fence will be installed. C. Eaton, Town's Engineer agreed all issues have been resolved.

J. Meyer motioned to approve Z2020-1932 with the following conditions:

- *Mylars to be submitted for Commission's signature and recorded in Town Clerk's office.*
- *Engineering fees (TBD) paid within 30 days or prior to filing mylar, whichever comes first.*

Seconded by J. Fournier, motion passed.

b.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.

G. Gladue of Killingly Engineering, stated they are waiting for Engineer's review. S. Peterson motioned to continue to May 11 meeting. Seconded by J. Meyer, motion passed.

c.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.

G. Gladue is waiting for Staff review of revised plans. R. Chviek motioned to continue Z2021-1964 to May meeting. Seconded by S. Peterson, motion passed.

d.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.

New set of revised plans have been submitted. G. Gladue stated fencing will have privacy slats installed and additional trees will be planted. Lights will only shine downward. R. Brais stated all comments have been addressed. C. Eaton said there are no outstanding issues, drainage issues have been addressed.

S. Peterson motioned to approve Z2021-1965 with the following conditions:

- *Mylars are to be submitted for Commission signature and recorded in Town Clerk's office.*
- *Engineering fees (TBD) are to be paid within 30 days of approval or prior to recording mylars, whichever comes first.*
- *Certification that the Flood Control Ordinance has been compiled added to mylar.*

R. Chviek seconded, motion passed.

e.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 to May meeting, seconded by J. Meyer. Motion passed.

f.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 approve Z2021-2012. Seconded by J. Meyer, motion passed.

New Business

a.Z2021-2028 – Of Western Express, requesting a Special Permit for truck terminal on property located at 1293 Norwich Rd., Plainfield; Map 5, Block 4C, Lots 13 & 13A; I-1 Zoning District.

S. Peterson motioned to send Z2021-2028 to Public Hearing on May 11, seconded by R. Chviek. Motion passed.

b.2021-2044 -Of Edgewater Construction, Inc. requesting a Site Plan Review for proposed construction of 3 trade contractor unit buildings along with site infrastructure, such as parking, lighting, drainage and water & sewer laterals on property located on corner of East Parkway and Center Parkway, I-Park, Plainfield, CT.; Map 17, Lot 11, Lot I012; IP Zoning District.

Staff stated application is before Inland Wetlands April meeting. J. Meyer motioned to continue to May meeting. S. Peterson seconded, motion passed.

c.Z2021-2045 - Of Edgewater Construction, Inc., requesting a Site Plan Review for proposed construction of an Industrial Building with site infrastructure, such as lighting, drainage and water & sewer laterals on property located on East Parkway, I-Park, Plainfield; Map 17, Lot 11, Lot I007; IP Zoning District.

Application is on April Inland Wetlands agenda. S. Peterson to continue to May meeting, seconded by J.Meyer. Motion passed.

d.Z2021-2048 – Of KA&G Development, LLC, requesting a 2-lot re-subdivision on property located on Sterling Hill Rd., Moosup; Map 23, Block 58, Lot 6; RA-40 Zoning District.

S. Peterson motioned to send Z2021-2048 to Public Hearing on May 11. J. Meyer seconded, motion passed.

Minutes

S. Peterson motioned to approve the 3-9-21 minutes as presented. Seconded by R. Chviek, K. Desjardins and J. Fournier abstained. Motion passed.

Correspondence

- A letter from “All Points Technology Corporation” dated March 31 was received to modify existing wireless communications at 76 Community Ave.
- Notification of 12 years service award for Commission Chairperson.
- List of new pending legislation bills.

Zoning Enforcement Officer Report

35 Squaw Rock Rd. – All chickens and cages have been removed. Closed
14 Canterbury Rd. – Cease & Desist letter sent on 4/1/21, have 30 days to comply.
32-44 Norwich Rd. – Cease & Desist letter sent on 4-6-21 also delivered by State Marshal on 4-7-21.
39 Lillibridge Rd. – Cease & Desist letter to be sent.
211 Kate Downing Rd. – Cease & Desist letter sent 4-5-21, full compliance required within 30 days.
13 Simmons Ave. – Revised (per Attorney) Notice of Violation & Cease & Desist sent 4-13-21, giving 30 days to comply and schedule an inspection.
2 South Pine St. – No trucks have been seen.
Lot 14A High St. – Owner has passed away, work not likely to continue, violation will be closed.
Norwich Rd. / Roode Rd. – Notice of Violation sent and work has stopped. American Industries is preparing to apply for Earth Excavation Permit.
299 Starkweather Rd., - Property owner is aware apartment is not permitted. Building Department must issue a stop work order for working without permits.

Report from Planning & Zoning Department

None

Adjournment

S. Peterson motioned to adjourn, seconded by J. Meyer . Motion passed. Meeting adjourned at 7:35 pm.

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

Submitted by,


Recording Secretary