



Received For Record At Plainfield CT

On May 12, 2021 @ 11:15am

Attest: Basil J. Gaudinier
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

May 11, 2021

The Planning & Zoning Commission held their Regular Meeting on May 11, 2021 at the Plainfield Town Hall.

Members:

Present: Karla Desjardins
John Meyer
Seann Peterson

Absent: Lindsey Joslyn
Roz Chviek

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. Z2021-2028 – 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.

Bob DeLuca, CLA Engineers, Inc., gave a review of proposed plans and background information on property. Infiltration system was explained and a separator will be installed. A stockade fence is proposed for the north and south sides of the property, dumpster site to be enclosed and landscaping along road front. Light on the northern side to the east to prevent light trespassing. A discussion was held regarding test pits. P. Sweet stated he was in favor of said application. Board members questioned the separator and wells in the area. R. Brais stated all his comments have been addressed. J. Meyer motioned to close the Public Hearing, seconded by S. Peterson. Motion passed.

b.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 continue Z2021-2048 to the June 8 meeting. Seconded by J. Meyer, motion passed.

Additions and /or Corrections

S. Peterson motioned to add Z2021-2076 to the agenda under New Business. Seconded by J. Meyer, motion passed.

Citizen Participation

None

REGULAR MEETING

Unfinished / Old 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 approve Z2021-2028 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.*
- *Northern most light fixture to be relocated to the east to avoid light spillage on to neighboring property.*
- *Town Engineer to witness test pits for stormwater system prior to construction.*

J. Fournier seconded, motion passed.

b.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. Continued to June meeting.

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.

J. Meyer motioned to continue Z2021-1963 to June meeting. Seconded by S. Peterson, 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.

Application Z2021-1964 was withdrawn.

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 table Z2021-1979 to end of meeting, seconded by J. Meyer. Motion passed. G. Fedus, Fedus Engineering submitted revised plans at meeting and explained revisions. J.Meyer motioned to continue Z2021-1979 to June 8 meeting to allow Staff and Town Engineer to review revised plans. Seconded by S. Peterson, motion passed.

f.Z2021-2044 -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.

J. Meyer motioned to continue application Z2021-2044 to June 8 meeting. Seconded by S. Peterson, motion passed.

g.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.

J. Meyer motioned to continue Z2021-2045 to June meeting, seconded by S. Peterson. Motion passed.

New Business

a. Discuss/Act on Resolution in Support of "Home Rule" in Municipal Zoning Decision Making

J. Meyer motioned to recommend Planning & Zoning Commission to sign resolution. Seconded by S.Peterson, motion passed.

b.Z2021-2076 – Of Edward Nowicki, requesting a Special Permit for construction of an 24' x 41' addition with a 543 sf accessory apartment on property located at 62 Lester Drive, Central Village; Map 14, Block 85, Lot 49B; RA-19 Zoning District.

S. Peterson motioned to send Z2021-2079 Public Hearing at June 8 meeting. Seconded by J. Fournier, motion passed.

Minutes

S. Peterson motioned to approve the 4-13-21 minutes as presented. Seconded by J. Meyer. Motion passed.

Correspondence

None

Other

M. Chinatti presented with CT Federation of Planning & Zoning Agencies "Length of Service Award" to K. Desjardins. Thank you for your 12 years of service.

Zoning Enforcement Officer Report

14 Canterbury Rd. – Spoke to owner who will be returning from CA, requested until 5/31 for compliance.

Also inspection of property to review what must be removed.

32-44 Norwich Rd. – No response from owner or R. Weingarten. Attorney is proceeding with legal action.

39 Lillibridge Rd. – Cease & Desist was received on 4/22 – 30 days will be 5/22.

211 Kate Downing Rd. – Appeal received on 4/27, 2021, will be on ZBA's June 1st agenda.

13 Simmons Ave. – Spoke with owner on 5/1, one car has been removed, will stop in 5/13 for update. and schedule an inspection of property.

2 South Pine St. – No trucks have been seen.

Norwich Rd. / Roode Rd. – Notice of Violation sent and work has stopped. American Industries is preparing to apply for Earth Excavation Permit.

21-23 Eighth St. – 6' Fence is down, informed owner a 3' fence may installed where fence was removed.

76 Putnam Rd. – Cease letter sent and to call regarding camper. Spoke with owner understands camper must be vacated, ended conversation without giving an answer. Will monitor.

23 Babcock Ave. – Driveway installed without permit. Spoke with contractor who will contact property owner.

65 East Main St / Citgo Gas Station – Cease & Desist sent, no compliance so far.

Report from Planning & Zoning Department

None

Adjournment

J. Meyer motioned to adjourn, seconded by S. Peterson. Motion passed. Meeting adjourned at 8:06 pm.

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

Submitted by,


Recording Secretary