



Received For Record At Plainfield CT

On JUN 09 2021 at 2:50pm

Attest: Barbi J. Gardiner

Barbi J. Gardiner, 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**

**June 8, 2021**

The Planning & Zoning Commission held their Regular Meeting on June 8, 2021 at the Plainfield Town Hall.

**Members:**

Present: Karla Desjardins  
Lindsey Joslyn  
Roz Chviek  
Seann Peterson

Absent: John Meyer

**Alternates:**

Present: Cathie Mestemaker-Harris

Absent: Bill Martell  
Jared Fournier

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 C. Mestemaker- Harris for L. Joslyn.

**PUBLIC HEARING**

**a.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.

R.Chviek motioned to continue Z2021-2048 to the July 13 meeting. Seconded by S. Peterson, motion passed.

**b.Z2021-2076** – Of Edward Nowicki, requesting a Special Permit for construction of a 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.

E. Nowicki explained the addition will be a bedroom, bath and a 543 sf studio style apartment.

S.Peterson motioned to close the Public Hearing, seconded by C. Mestemaker-Harris. Motion passed.

L. Joslyn arrived at the meeting, K. Desjardins appointed C. Mestemaker-Harris for J. Meyer.

**Additions and /or Corrections**

S. Peterson motioned to add Z2021-2098 and Executive Session for potential land purchase to the agenda under New Business and Other. Seconded by C. Mestemaker, motion passed.

**Citizen Participation**

None

**REGULAR MEETING**

**Unfinished / Old Business**

**a.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 July meeting.

**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.

S.Peterson motioned to continue Z2021-1963 to July meeting. Seconded by L. Joslyn, motion passed.

**c.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.

All comments have been addressed. S. Peterson motioned to approve Z2021-1979 with the following conditions:

- Site Plan mylars are to be recorded in the Clerk’s Office prior to receiving a Zoning Permit to construct.
- Engineering fees (TBD) are to be paid prior to filing mylars or within 30 days of approval, whichever comes first.
- The southern portion of the Infiltration Swale is to be completed per plan from the area of Phase 1 to the northeast corner of Phase 3 prior to receiving a CO for Phases 2 and 3.
- The remainder of the swale, detention basin and rain gardens are to be completed per plan prior to receiving permits to construct any new buildings.

Seconded by R. Chviek, motion passed.

**d.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.

Discussion was held on lighting, stormwater and landscaping. L. Joslyn motioned to continue Z2021-2044 to July 13 meeting to resolve outstanding issues. Seconded by R.Chviek, motion passed.

**e.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.

Several issues need to be addressed. S. Peterson motioned for Z2021-2045 to be continued to July 13 meeting, seconded by C. Mestemaker-Harris. Motion passed.

**f.Z2021-2076** – Of Edward Nowicki, requesting a Special Permit for construction of a 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 approve Z2021-2076, seconded by L. Joslyn. Motion passed.

### **New Business**

**a.Z2021-2095**- Of Matthew Bohler, requesting a Site Plan Review for additional drive thru lane with associated menu boards and building addition for food presenting window on property located at 796 Norwich Rd., Plainfield; Map 17, Block 13A, Lot 1A; C-2 Zoning District.

Discussion was held on stormwater discharge and landscaping. S. Peterson asked about the addition. R.Brais stated no new lighting is proposed, and signage is ok. S. Peterson motioned to continue so all issues may be resolved. Seconded by L. Joslyn, motion passed.

**b.CGS 8-24 Referrals** - Property Purchase of two (2) parcels of land located on Kate Downing Rd.

R. Chviek motioned to table until after "Other" Executive Session, seconded by L. Joslyn. Motion passed.

**c.Z2021-2098** – Of Jason Pitts, requesting a Special Permit for a second floor in-law apartment on property located at 25 Highland St., Moosup; Map 2M, Block 89, Lot 34; RA-19 Zoning District.

S. Peterson motioned to send Z2021-2098 to Public Hearing on July 13, seconded by C. Mestemaker-Harris. Motion passed.

R. Chviek motioned to enter Executive Session to discuss recommendation of purchase land off Kate Downing Rd. Seconded by L. Joslyn, motion passed. Entered Executive Session at 7:56 pm. Returned from session at 8:07 pm, no actions taken.

### **Minutes**

Approve of 5-11-21 minutes continued to July 13 meeting.

### **Correspondence**

None

**Other**

**CGS 8-24 Referrals** - Property Purchase of two (2) parcels of land located on Kate Downing Rd. M.Chinatti explained the Town of Plainfield is looking to purchase 2 parcels (3+/- acre and 18+/- acre parcels) on Kate Downing Rd. The purchase would allow access to Town owned Open Space of 139 acres. L.Joslyn motioned for a favorable recommendation to the Board of Selectmen on purchasing the 2 parcels of land. Seconded by R.Chviek, motion passed.

**Zoning Enforcement Officer Report**

14 Canterbury Rd. – Moving forward with removal of junk, vehicles. Final inspection to be made.  
32-44 Norwich Rd. – Attorney is proceeding with legal action.  
39 Lillibridge Rd. – Inspection required to determine compliance.  
211 Kate Downing Rd. – ZBA appeal was denied, waiting for appeal period to expire, to move forward.  
13 Simmons Ave. – Inspection was made 5/20 trailer loaded with scrap for removal. Will be doing inspections on Thursdays with pictures.  
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.  
76 Putnam Rd. – Monitoring location.  
23 Babcock Ave. – Spoke with contractor who will be contacting property owner.  
65 East Main St / Citgo Gas Station – Cease & Desist letter was returned unclaimed, ZEO to deliver.

**Report from Planning & Zoning Department**

M. Chinatti stated the Town has received written notice on being awarded a grant for the repair of the Dow Rd. bridge.

**Adjournment**

S. Peterson motioned to adjourn, seconded by C. Mestemaker-Harris. Motion passed. Meeting adjourned at 8:17 pm.

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

Submitted by,

  
Recording Secretary