



Received For Record At Plainfield CT  
On 7/14/2021 @ 4:35pm  
Attest: Cynthia J. Matteau  
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## THE PLAINFIELD TOWN HALL

PLAINFIELD • CENTRAL VILLAGE • MOOSUP • WAUREGAN

## PLANNING AND ZONING COMMISSION

### PLANNING & ZONING COMMISSION

#### Regular Meeting Actions

July 13, 2021

The Planning & Zoning Commission held their Regular Meeting on July 13, 2021 at the Plainfield Town Hall.

#### Members:

Present: Karla Desjardins, Lindsey Joslyn, Seann Peterson, Roz Chviek and John Meyer

Absent: None

Alternates: Present: Cathie Mestemaker-Harris, Jared Fournier

Absent: Bill Martell

Staff Present: Ryan Brais – Assistant Town Planner/ZEO, Katie O'Neill – Recording Secretary

K. Desjardins called the meeting to order at 7:00 pm

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

#### REGULAR MEETING:

#### Additions and /or Corrections

#### Citizen Participation

None

## **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.
- c. **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.
- d. **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.
- e. **Z2021-2095** – Continuation 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, Block 1A; C-2 Zoning District.
  - Motion: S. Peterson made a motion, which was seconded by R. Chivek to approve application Z2021-2095 with conditions. The motion passed unanimously.
- f. **Z2021-2098**- Of Jason Pitts, requesting a Special Permit for a second floor in-law apartment on property located at 25 Highland Street, Moosup; map 2M, Block 89, Lot 34; RA-19 Zoning district.

Motion: J. Meyer made a motion, which was seconded by S. Peterson to approve application Z2021-2098. The motion passed unanimously

## **New Business**

- a. **Z2021-2104**- Of RMD Land Development, LLC, Requesting a Special Permit for elderly housing project – 52 one bedroom apartments on property located on Tarbox Road, Plainfield; Map 10, Block 14A, Lot 47: RA-60 Zoning District.
- b. **Z2021-2125** of Nicholas Easton requesting a Map Amendment to rezone a 3 acre parcel from RA-60 to RA-30 at 2 Pond St., Moosup. Map 1MP, Block 97, Lot 97.

- c. **Z2021-2126** of Charles W. Corson requesting a Special Permit for a 494 sf accessory apartment at 4 Stone House Dr. Assessor's Map 3M, Block 109, Lot 19. RA-60 Zoning District.
- d. **Z2021-2133** of Edward W. Chviek, Jr. & Rosamond Gagnon Chviek requesting a 2-Lot Subdivision for property located at 177 Black Hill Rd, RA-60 Zone. Assessor's Map 7, Block 53A, Lot 49A.

**Minutes**

**Correspondence**

**Other**

**Zoning Enforcement Officer Report**

**Report from Planning & Zoning Department**

**Adjournment**

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

Submitted by,

*Katie O'Neill*

Katie O'Neill

Recording Secretary