



Received For Record At Plainfield CT
On AUG 11 2021 @ 4:35 pm

Attest:

Barbara J. Gardiner, Town Clerk *ast*

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Plainfield, CT 06374

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THE PLAINFIELD TOWN HALL

PLAINFIELD • CENTRAL VILLAGE • MOOSUP • WAUREGAN

PLANNING AND ZONING COMMISSION

PLANNING & ZONING COMMISSION

Regular Meeting Minutes

August 10, 2021

The Planning & Zoning Commission held their Regular Meeting on August 10, 2021 at the Plainfield Town Hall.

Members Present: Karla Desjardins, Lindsay Joslyn, Roz Chviek and John Meyer

Absent: Seann Peterson

Alternates Present: Cathie Mestemaker-Harris

Absent: Bill Martell, Jared Fournier

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

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

PUBLIC HEARING:

a. **Z2021-2048** –Continuation 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.

- Engineer David Held was present to represent the application. D. Held stated that, the application is for a Re-Subdivision, with 2 building lots, the property is a total of 11 ½ acres on the south side of Sterling Hill Road. The application has received Inland Wetlands approval. D. Held presented plans showing a large percentage of open space, the location of the proposed homes, driveways, wells and septic systems.
- Chairman K. Desjardins asked for public and staff comment.

- Assistant Planner & ZEO Ryan Brais asked if a note was on the plans asking that the well be drilled and tested prior to a Zoning Permit being issued. D. Held stated that it was.
 - **Motion:** R. Chviek made a motion, which was seconded by J. Meyer to close the Public Hearing for application **Z2021-2048** at 7:03 P.M. The motion passed unanimously.
- b. **Z2021-2126** of Charles W. Corson III 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.
- Charles W. Corson presented his application stating, that his application is simply requesting an approval for an accessory apartment of a pre-existing living area.
 - Town Planner Mary Ann Chinatti read a letter of concern regarding the application that was submitted to the Town Clerks office. The letter dated August 5, 2021, and was submitted by Antonietta Roy, of 8 Stone House Road.
 - The commission determined the letter submitted wasn't relevant to the application.
 - Chairman K. Desjardins asked for public and staff comment. Discussion ensued.
 - **Motion:** J. Meyer made a motion, which was seconded by L. Joslyn to close the Public Hearing for application **Z2021-2126** at 7:11 P.M. The motion passed unanimously.
- c. **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.
- Nicholas Easton presented his application, and distributed an aerial view of 2 Pond Street and surrounding properties. N. Easton stated 2 Pond Street was purchased in 2003, and was renovated into a 5 bedroom home, where he has resided ever since. N. Easton discussed his desire to convert the lower level of his current home into a rental unit. The property would need to be rezoned in order to do so, as the current property zone only allows for single family homes. N. Easton stated he has no intention of developing or subdividing the property.
 - Chairman K. Desjardins asked for public and staff comment.
 - Poly Auger, of 135 Sterling Hill Road, asked for clarification for future plans of the property. Discussion Followed.

- **Motion:** R. Chviek made a motion, which was seconded by J. Meyer to close the Public Hearing for application **Z2021-2125** at 7:18 P.M. The motion passed unanimously.

d. Possible Opt out of State Statute Section 8-2 Sec 6. regarding accessory apartments

- Assistant Town Planner & ZEO Ryan Brais, read the State Statute Section 8-2 Sec 6 for the record, stating the commission can make the decision to follow the States regulation, or opt-out. Opting out would allow the commission to continue using the town's current accessory apartment regulation.
- R. Brais outlined the opt-out procedure.
- K. Desjardins asked for public and staff comment.
- Poly Auger, 135 Sterling Hill Road, stated that it looks like it would be in the best interest of the town to opt-out of the state statute.
- Town Planner Mary Ann Chinatti, stated that this statute wasn't made for a small rural town, it would be best to opt-out.
- First Selectmen Kevin Cunningham, of 405 Moosup Pond Road, stated that the current regulation works well for the town, and he supports the opt-out option.
- **Motion:** J. Meyer made a motion, which was seconded by C. Mestemaker-Harris, to close the public hearing regarding opting out of State Statute 8-2 Section 6 at 7:28 P.M. The motion passed unanimously.

e. Possible Opt out of State Statute Section 8-2, 4B, (d) (9), regarding parking spaces

- Chairman K. Desjardin gave a brief explanation of State Statute 8-2, 4B, (9), regarding parking spaces.
- Town Planner Mary Ann Chinatti stated that she recommends opting out of State Statute 8-2, 4B, (9).
- First Selectmen Kevin Cunningham of 405 Moosup Pond Road, stated that he feels it would be best to opt-out of State Statue Section 8-2, 4B, (9).
- **Motion:** R. Chviek made a motion, which was seconded by J. Meyer, to close the public hearing regarding opting out of State Statute 8-2 Section 4B, (9) at 7:30 P.M. The motion passed unanimously.

- f. **Z2021-2104-** Of RMD Land Development, LLC, requesting a Special Permit for elderly housing project – 52 one bedroom units on property located on Tarbox Road, Plainfield; Map 10, Block 14A, Lot 47; RA-60 Zoning District.

- Motion: R. Chviek made a motion, which was seconded by J. Meyer to postpone the opening of the application **Z2021-2104** Public Hearing to September 14, 2021. The motion passed unanimously.

REGULAR MEETING:

Additions and /or Corrections

- Motion: R. Chviek made a motion, which was seconded by J. Meyer to add application **Z2021-2145** to the agenda under New Business. The motion passed unanimously.

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 from the July meeting.
- Motion: L. Joslyn made a motion, which was seconded by R. Chviek to approve application **Z2021-2048** as presented. The motion passed unanimously.
- 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.
- Engineer Norman Thibault gave a detailed presentation stating, the proposed project is to create contractor storage, the units would be available to rent to contractors for equipment, materials, vehicles, etc. N. Thibault outlined water quality standards, lighting plans, stating most of the commission's previous concerns have been addressed.
 - Chairman K. Desjardins stated, the staff suggested the following conditions of approval:
 1. Remove light pole from the plan.
 2. A photometric plan meeting the regulations be submitted to the office.
 3. Engineers Fees to be paid prior to filing mylars or within 30 days, whichever comes first.

- Motion: R. Chviek made a motion, which was seconded by J. Meyer to approve application **Z2021-1963** with conditions as read. The motion passed unanimously.
- 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 took place regarding the towns lighting regulations.
 - Chairman K. Desjardins stated the applicant was unable to attend the meeting, a letter to the commission has been submitted. K. Desjardins read the letter for the record.
 - **Motion:** J. Meyer made a motion, which was seconded by R. Chviek to continue application **Z2021-2044** to the September 14, 2021 meeting. The motion passed unanimously.
- 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.
- **Motion:** J. Meyer made a motion, which was seconded by L. Joslyn to continue application **Z2021-2045** to the September 14, 2021 meeting. The motion passed unanimously.
- e. **Z2021-2104**- Of RMD Land Development, LLC, requesting a Special Permit for elderly housing project – 52 one bedroom units on property located on Tarbox Road, Plainfield; Map 10, Block 14A, Lot 47; RA-60 Zoning District.
- **Motion:** J. Meyer made a motion, which was seconded by R. Chviek to postpone application **Z2021-2104** to the September 14, 2021 meeting. The motion passed unanimously.
- f. **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.
- **Motion:** J. Meyer made a motion, which was seconded by R. Chviek to approve application **Z2021-2126**. The motion passed unanimously.

- g. **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.
- Commission member R. Chviek recused herself from the application Z2021-2133. Alternate member C. Mestemaker-Harris was sat in her absence.
 - Engineer D. Held was present to represent the application. D. Held stated that the Inland Wetland commission has approved the application, the applicant wishes to create (1) new buildable lot, using the existing driveway as access.
 - **Motion:** J. Meyer made a motion, which was seconded by L. Joselyn to approve application **Z2021-2133**. The motion passed unanimously.
- h. **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.
- **Motion:** R. Chviek made a motion, which was seconded by J. Meyer to approve application **Z2021-2125**. The motion passed with K. Desjardins voting no.
- i. Discussion and Possible Opt out of State Statute Section 8-2
- **Motion:** L. Joslyn made a motion, which was seconded by R. Chviek to opt-out of State Statute Section 8-2. The motion passed unanimously 5/0.
- j. Discussion and Possible Opt out of State Statute Section 8-2, 4B, (d) (9)
- **Motion:** J. Meyer made a motion, which was seconded by L. Chviek to opt-out of State Statute Section 8-2, 4B, (d) (9). The motion passed unanimously 5/0.

New Business

- a. **Z2021-2145** of Ecos Energy, LLC requesting a modification to the approved site plan for Phase 3 solar project located at 77 Plainfield Pike Rd, Map 17, Block 36, Lot 37, Ind-1 zone.
- Rodney Galton of Ecos Energy was present requesting minor modifications to the previously approved solar project for property at 77 Black Hill Road.
 - **Motion:** J. Meyer made a motion, which was seconded by L. Joslyn to approve application Z2021-2145. The motion passed unanimously.\

Approval of Minutes

a. Approve 7-13-21 Meeting Minutes

- R. Chviek made a motion, which was seconded by L. Joslyn to approve the Regular Meeting minutes of 7-13-21. The motion passed unanimously.

Correspondence

- Town Planner Mary Ann Chinatti stated current Planning and Zoning quarterly news letters have been distributed to the members.

Other - None

Zoning Enforcement Officer Report

- 14 Canterbury Rd. – Significant progress has been made
- 32-44 Norwich Rd. – Proceeding with legal action
- 39 Lillibridge Rd. – Property is in compliance
- 211 Kate Downing Rd. – Proceeding with legal action
- 13 Simmons Ave. – Inspection required – Sending to counsel for legal action
- Norwich Rd. / Roode Rd. – Property owner has been contacted. Work on property has stopped until the proper permits have been pulled and approved.
- 23 Babcock Ave. – Permits have been issued
- 40 Tarbox Road Ext. – Proceeding with legal action

Report from Planning & Zoning Department

Adjournment

- Motion: J. Meyer motioned to adjourn, seconded by J. Chviek. Motion passed. Meeting adjourned at 8:31P.M

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

Submitted by,
Katie O'Neill
Recording Secretary