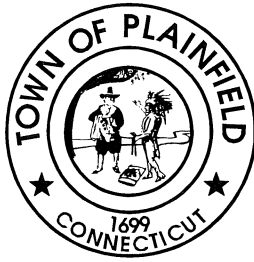


Received For Record At Plainfield CT

On SEP 15 2021 at 12:55pm

Attest: Barbi J. Gardiner

Barbi J. Gardiner, Town Clerk



Town Hall
8 Community Avenue
Plainfield, CT 06374

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THE PLAINFIELD TOWN HALL

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PLANNING AND ZONING COMMISSION

PLANNING & ZONING COMMISSION

Regular Meeting Minutes

September 14, 2021

The Planning & Zoning Commission held their Regular Meeting on September 14, 2021, at the Plainfield Town Hall.

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

Absent: Lindsay Joslyn

Alternates Present:

Absent: Bill Martell, Jared Fournier, Cathie Mestemaker-Harris

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. **Z2021-2104-** 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.
 - Ellen Bartlett of CLA Engineers was present to represent the application. E. Bartlett stated, the proposed project is 52 elderly housing units, each with one-bedroom, garage, and deck. The property sits on a 35-acre parcel of land. E. Bartlett presented the landscape plan on sheet 11 of the plan set, stating, a 50 ft vegetation buffer is proposed on the northern side of the property, 4 temporary water retention basins will be installed prior to the start of construction, 3 of the temporary water basins will be turned into rain gardens at the end of construction, the 4th will be removed. Two water quality basins will be installed on the property to treat the runoff water on the site. A 6ft. fence will be installed, 2ft. from the front property line. Water and Septic

for the units will be tied into existing lines. E. Bartlett stated that Town Staff and the Town Engineer have reviewed the plans and revisions have been made based on their comments.

- K. Desjardins opened the hearing for public comment.
- Chuck Staples III, 64 Lilibridge Road stated, that he is in opposition of the project, asking questions regarding water, sewer, septic, and traffic.
- Wayne Ferencz, 53 Tarbox Road stated, he's concerned with the 2 water quality basins that are being installed, and how they might affect the neighboring properties wells, contamination, and mosquito breeding.
- Michelle Maynard, 87 Tarbox, stated she does not support this project, she believes that it will negatively impact the resale value of her home.
- Jessica Crandall, 67 Tarbox Road, stated she's concerned about the increase in traffic that the proposed project will bring, not just during construction, but when the units are occupied as well. J. Crandall asked what type of measures will be taken for dust and debris control during construction.
- Margery Frencz, 53 Tarbox Road, stated she's not in support of the project for many reasons, construction, and impact to surrounding properties.
- Joel Francouer, 34 Lilibridge Road, asked what type of recourse property owners will have if their wells are affected by the project. J. Francouer stated that he is opposed to the project and the negative impact it will have on the neighborhood.
- First Selectmen Kevin Cunningham, 405 Moosup Pond Road, asked if the access road to the property will be maintained by the facility.
- Amber Stone, 14 Lilibridge Road, stated that endangered species live on the property, how those species be protected.
- **Motion:** J. Meyer made a motion, which was seconded by S. Peterson, to continue the Public Hearing for application **Z2021-2104I** to the 10.12.21 Public Hearing and Regular Meeting. The motion passed unanimously.
- The public Hearing was closed at 8.05 P.M.

REGULAR MEETING:

Additions and /or Corrections

- Motion: R. Chviek made a motion, which was seconded by J. Meyer to add application **Z2021-2172, Z2021-2178, Z2021-2180, Z2021-2181** to the agenda under New Business. The motion passed unanimously.

Citizen Participation - None

Unfinished / Old Business

- a. **Z2021-2044** –Continuation 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, Block 11, Lot I012; IP Zoning District.
 - Assistant Town Planner R. Brais noted that the applicant has granted a 65 day extension of time to make a decision.
 - **Motion:** J. Meyer made a motion which was seconded by S. Peterson to continue application **Z2021-2044** to the meeting on 10.12.21. The motion passed unanimously.
- b. **Z2021-2045** – Continuation 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, Block 11, Lot I07; IP Zoning District.
 - Assistant Town Planner R. Brais noted that the applicant has granted a 65-day extension of time to make a decision
 - **Motion:** J. Meyer made a motion which was seconded by R. Chviek to continue application **Z2021-2045** to the meeting on 10.12.21. The motion passed unanimously.
- c. **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 continue application **Z2021-2104** to the meeting on 10.12.21. The motion passed unanimously.

New Business

- a. Affordable Housing Plan Presentation
 - John Guskowski of Tyche Planning and Policy did a presentation on the Affordable Housing Plan, stating that he has been working with Town Planner Mary Ann Chinatti, and First Selectmen Kevin Cunningham to develop a housing plan that would fit the Town of Plainfield.
 - The commission had no comments or questions.

- b. **Z2021-2172** – Town of Plainfield, Planning and Zoning Commission requesting a Text Amendment to Section 19.3.8 of the Zoning Regulations pertaining to lighting.
- Assistant Town Planner Ryan Brais stated that he is proposing an amendment to the current lighting regulation.
 - General discussion ensued.
 - **Motion:** R. Cheviek made a motion, which was seconded by J. Meyer, to schedule a Public Hearing for application **Z2021-2172** on 10.12.21. The motion passed unanimously.
- c. **Z2021-2178** – Of Sangermano Properties, LLC, requesting a Special Permit for Earth Excavation at 1221 Norwich Road, Assessor's Map 5, Block, 4, Lots 42A & 43.
- **Motion:** R. Chviek made a motion, which was seconded by S. Peterson, to schedule a Public Hearing for application **Z2021-2178** on 10.12.21. The motion passed unanimously.
- d. **Z2021-2180** – Of Sangermano Properties, LLC, and Joseph Sangermano, requesting Site Plan Review Approval, for a contractor's business, at 1221 Norwich Road and, 1241 Norwich Road, Assessor's Map 5, Block, 4, Lot 42. C-1 Zoning District/PDD Overlay.
- **Motion:** S. Peterson made a motion, which was seconded by J. Meyer, to continue application **Z2021-2180** to the Regular Meeting on 10.12.21. The motion passed unanimously.
- e. **Z2021-2181**- Of Sangermano Properties, LLC, and Joseph Sangermano, proposing an update to previously approved PDD plan on property located at 1221 Noorwich Road and 1241 Norwich Road, Assessor's Map 5, Block 4, Lots 42, and 42A.
- **Motion:** R. Cheviek made a motion, which was seconded by S. Peterson, to continue application **Z2021-2181** to the Regular Meeting on 10.12.21. The motion passed unanimously.

Approval of Minutes

- a. Approve 8-10-21 Meeting Minutes.
- J. Meyer made a motion, which was seconded by R. Chviek to approve the Regular Meeting minutes of 8-10-21. The motion passed, with S. Peterson abstaining.

Correspondence

Other

- Assistant Town Planner Ryan Brais discussed amending the current Accessory Apartment regulation.

Zoning Enforcement Officer Report

- 14 Canterbury Rd. – Significant progress has been made, still requires a lot of clean-up.
- 32-44 Norwich Rd. – Waiting on the court to grant judgement on the complaint.
- 211 Kate Downing Rd. – Proceeding with legal action, a hearing has been scheduled for September 20, 2021.
- 13 Simmons Ave. –Proceeding with legal action
- Norwich Rd. / Roode Rd. – Nothing new to report.
- 23 Babcock Ave. – Permits have been issued
- 40 Tarbox Road Ext. – Proceeding with legal action

Report from Planning & Zoning Department

- Town Planner Mary Ann Chinatti discussed the Open Space on Kate Downing Road. A meeting will be held on, October 4, 2021, at 7: 00 P.M, in the Town Hall auditorium, to discuss ideas for the best use of the Open Space.
- Town Planner Mary Ann Chinatti gave an update on Interroyal and Kamoan site projects.
- She provided additional information on the 32-44 Norwich Road Zoning Violation, noting that a remote pretrial conference is scheduled for October 7, 2021 at 10:00 a.m.

Adjournment

- Motion: R. Chviek motioned to adjourn, seconded by J. Meyer. Motion passed. Meeting adjourned at 9:13 P.M

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

Submitted by,

Katie O'Neill *Katie O'Neill*
Recording Secretary