
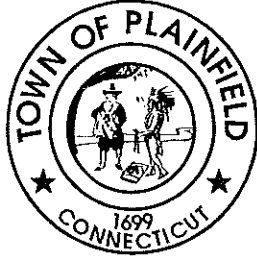


Received For Record At Plainfield CT

On OCT 14 2021 at 3:09pm

Attest:   
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

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## PLANNING AND ZONING COMMISSION

### PLANNING & ZONING COMMISSION

Regular Meeting Minutes

October 12, 2021

The Planning & Zoning Commission held their Regular Meeting on October 12, 2021, at the Plainfield Town Hall.

Members Present: Seann Peterson, and John Meyer

Absent: Lindsay Joslyn, Roz Chviek, Karla Desjardins

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

J. Meyer called the meeting to order at 7:00 P.M.

J. Meyer sat alternate member Cathie Mestemaker-Harris for Karla Desjardins.

### 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.
  - **Motion:** S. Peterson made a motion, which was seconded by C. Mestemaker-Harris, to continue the Public Hearing for application **Z2021-2104** to the 11.09.21 Public Hearing and Regular Meeting. The motion passed unanimously.
- b. **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.

- Damien Sorrentino, of Boundaries, LLC and property owner Joseph Sangermano were present to represent the application. D. Sorrentino gave a detailed explanation of the proposed project, reviewing each page of the site plans with the commission, and outlining the revisions that were requested by town staff and town engineer, Chuck Eaton of CHA.
- J. Meyer asked for public, and staff comment.
- Adrien Paulsen, 18 First Street, asked a questions regarding dust control measures and blasting procedure.
- Dan Reece, 20 Dougherty Ave, agreed with J. Sangermano, building materials are a challenge to find.
- **Motion:** S. Peterson made a motion, which was seconded by Cathie Mestemaker-Harris, to close the Public Hearing at 7:34. The motion passed.

#### **REGULAR MEETING:**

**Additions and /or Corrections** - None

#### **Citizen Participation**

- Howard Haggett distributed copies of the Plainfield Zoning Regulation fee schedule to the commission. H. Haggett spoke in concern, questioning current vs. past practice regarding third party engineer review.
- The commission agreed to discuss the matter further and looked to town staff for guidance.
- Town Planner Mary Ann Chinatti commented saying the town doesn't have the resources in house to properly review commercial applications, therefore applications are sent to CHA for third party review.

#### **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.
  - **Application was withdrawn by applicant.**
- 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 107; IP Zoning District.

- **Application was withdrawn by applicant.**
- 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:** S. Peterson made a motion, which was seconded by C. Mestemaker-Harris to continue application Z2021-2104 to the 11.09.21 meeting. The motion passed unanimously.
- a. **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:** S. Peterson made a motion, which was seconded by C. Mestemaker-Harris, to grant the requested waiver of requirements pertaining to – Section 12.23.4.b.16 of the Regulations. The motion passed unanimously.
  - **Motion:** S. Peterson, made a motion, which was seconded by C. Mestemaker-Harris, to approve application **Z2021-2178**. The motion passed unanimously.
- b. **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.
- D. Sorrentino of Boundaries, LLC presented site plans stating, that many of the details for this application were discussed during the Public Hearing, the applications are different, but all for the same property/project.
  - **Motion:** S. Peterson made a motion, which was seconded by C. Mestemaker-Harris, to approve application **Z2021-2180** with (2) conditions, 1. Engineering fees to paid prior to the issuance of a Zoning Permit or within 30 days of billing. 2. Mylars be filed prior to receiving a Zoning Permit. The motion passed unanimously.
- c. **Z2021-2181-** Of Sangermano Properties, LLC, and Joseph Sangermano, proposing modifications to previously approved PDD plan on property located at 1221 Norwich Road and 1241 Norwich Road, Assessor’s Map 5, Block 4, Lots 42, and 42A.
- D. Sorrentino presented the application and distributed revised plans.
  - **Motion:** S. Peterson made a motion, which was seconded by C. Mestemaker-Harris to approve application **Z2021-2181**. The motion passed unanimously.

### New Business

- a. **Z2021-2197** – Howard Haggett requesting a Special Permit for excavation of 83,000 cubic yards of material, to create 2 ponds, and a single-family home, for property located at 0 Lovers Lane, Assessors Map 8, Block 53A, 139A.
  - **Motion:** S. Peterson made a motion, which was seconded by C. Mestemaker-Harris to schedule a public hearing for application **Z2021-2197** on 11-09.21. The motion passed.

### Approval of Minutes

- a. Approve 9-14-21 Meeting Minutes.
  - **Motion:** S. Peterson made a motion, which was seconded by C. Mestemaker-Harris to table the meeting minutes to the 11-09-21 meeting. The motion passed.

### Correspondence

#### Other

- a. Discussion of Accessory Dwelling Units
  - **Motion:** S. Peterson made a motion, which was seconded by C. Mestemaker-Harris to table the Accessory Apartment regulation discussion to the 11.09.21 meeting.

### Zoning Enforcement Officer Report

- 14 Canterbury Rd. – Significant progress has been made, still requires a lot of clean-up.
- 32-44 Norwich Rd. – Waiting for Pretrial date.
- 211 Kate Downing Rd. – Proceeding with legal action.
- 13 Simmons Ave. –Proceeding with legal action
- Norwich Rd. / Roode Rd. – Nothing new to report.
- 40 Tarbox Road Ext. – Proceeding with legal action

### Report from Planning & Zoning Department

- Town Planner Mary Ann Chinatti asked commission members review the articles she distributed regarding Accessory Dwelling Units, and Last Mile Warehouses.

- Town Planner Mary Ann Chinatti gave an update on Interroyal stating the town approved the assessment grant on October 7, 2021.

**Adjournment**

- Motion: S. Peterson motioned to adjourn, seconded by C. Mestemaker-Harris. Motion passed. Meeting adjourned at 8:36 P.M

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

Submitted by,  
Katie O'Neill  
Recording Secretary