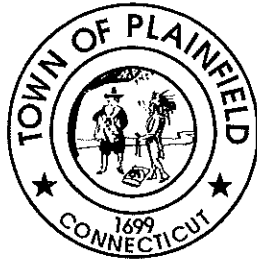


Received For Record At Plainfield CT

On NOV 15 2021 at 9:02am

Attest: Bianca Diemphasse  
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

November 09, 2021

The Planning & Zoning Commission held their Regular Meeting on November 09, 2021, at the Plainfield Town Hall.

Members Present: Seann Peterson, and John Meyer, Roz Chviek, Karla Desjardins  
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. Desjardin 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 Engineering, presented the application, stating revisions to the plan set have been made to address some of the concerns that that were voiced during the September 14, 2021, Public Hearing.
  - Shaun Kelly, of Vanasse & Associates Inc., stated he was hired to analyze the traffic impacts the project will have on the neighborhood. S. Kelly noted that the traffic increase will be modest, an unnoticeable increase.

- Certified soil scientist Robert Russo of CLA Engineering was present to discuss the environmental impacts to the site. The site has been evaluated and shows no sign of inhabitants of endangered species. Once complete, the report will be submitted to DEEP for their approval.
  - Chairman K. Desjardin asked for public comment.
  - Paul Sweet, of 60 New Road stated, that there is a need for a Senior Housing, and he is in support of the project.
  - Sue Hall, Central Village asked if a Zoning related question, and if this type of housing is eligible for government financing or considered low-income housing.
  - Art Gagne, 10 Jackson Road, asked if all the units will be handicap accessible.
  - **Motion:** R. Chviek made a motion, which was seconded by S. Peterson to close the Public Hearing at 7:32 p.m. The motion passed unanimously.
- 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, read the proposed text amendment into the record.
  - K. Desjardin asked for public comment.
  - Poly Auger, of 135 Sterling Hill Road, asked how the text amendment would affect residential properties.
  - Art Gagne, 10 Jackson Road, asked a question regarding sky glow.
  - Paul Sweet, 60 New Road, asked how the lighting text amendment would affect commercial advertisement signs.
  - **Motion:** J. Meyer made a motion, which was seconded by R. Chviek to close the Public Hearing at 7:40 p.m. The motion passed unanimously.
- c. **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.
- Normand Thibeault, of Killingly Engineering Associates, was present to represent the application. N. Thibeault started his presentation by distributing revised plan sets. A detailed presentation of the proposed project. Details regarding the excavation of the ponds, project timeline, hours of operation, access, and egress of the property were discussed. N. Thibeault noted that the ponds are specifically for fishing purposes.
  - K. Desjardin asked for public comment.

- Henry Castaldi, 101 Lovers Lane, spoke in opposition of the application, with concerns about site contamination.
- Richard Cody, 105 Lovers Lane, stated that he is concerned about the impact the exaction will have on his well.
- Dereck Matteau, Lovers Lane, asked about dust control measures during the excavation and removal of material process.
- Gianna Vittone, 89 Lovers Lane, spoke in support of the application.
- **Motion:** R. Chviek made a motion, which was seconded by J. Meyer to continue application Z2021-2197 to the December 14, 2021, Public Hearing. The motion passed unanimously.

## **REGULAR MEETING:**

**Additions and /or Corrections** - None

**Citizen Participation** – None

### **Unfinished / Old Business**

- 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:** The Commission has determined that there is a need for age restricted housing. S. Peterson made the motion, seconded by R. Chviek. The motion passed unanimously.
  - **Motion:** S. Peterson made a motion, which was seconded by J. Meyer to approve application Z2021-2104, with the conditions listed below. The motion passed unanimously.
    - Mylars are to be submitted for Commission signatures, then recorded in the Town Clerk's Office prior to receiving a Zoning Permit.
    - The restrictive covenant per Section 12.25 of the Regulations is to be submitted, reviewed, and approved by Town counsel, and recorded in the land records prior to receiving a Zoning Permit.
    - Engineering fees (TBD) are to be paid within 30 days of billing or prior to filing mylars, whichever comes first. Legal review fees (TBD) are to be paid within 30 days of billing or prior to receiving the Zoning Permit, whichever comes first.
    - The lamp post near the road is denied, as it does not meet the current Regulations for light trespass. However, the Commission has granted staff the ability to

review and approve a revised plan which includes this lamp post in the future if it complies with the Regulations.

- Arborvitae along the driveway fence is to be Thuja Green Giant or similar deer-resistant species.
- DEEP's approval of the Species Study is required to be submitted for the record prior to receiving a Zoning Permit.

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.

- **Motion:** J. Meyer made a motion which was seconded by R. Chviek to approve application Z2021-2172 with an effective date of Dec 01, 2021.. The motion passed unanimously.

c. **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:** R. Chviek made a motion which was seconded by S. Peterson to continue application Z2021-2197 to the December 14, 2021, meeting. The motion passed.

### New Business

a. **Z2021-2144** - of Spicer Road Realty, LLC requesting a Special Permit for earth excavation on property located on Black Hill Rd, Assessor's Map 7, Block 53A, Lot 55.

- **Motion:** S. Peterson made a motion which was seconded by J. Meyer to schedule a Public Hearing for application Z2021-2144 on December 14, 2021. The motion passed unanimously.

### Approval of Minutes

a. Approve 10/12/21 Meeting Minutes.

- **Motion:** S. Peterson made a motion, which was seconded by J. Meyer to approve the 10.12.21 meeting minutes. The motion passed.

### Correspondence

### Other

a. Discussion of Accessory Dwelling Units

- **Motion:** S. Peterson made a motion, which was seconded by R. Chviek to table the Accessory Apartment regulation discussion to the 12.14.21 meeting. Motion passed.

b. Review and Approve 2022 Meeting Dates

- Motion: R. Chviek made a motion, which was seconded by J. Meyer to approve the 2022 meeting dates schedule. The motion passed unanimously.

**Zoning Enforcement Officer Report**

- 14 Canterbury Rd. – Progress continues
- 32-44 Norwich Rd. – Pretrial scheduled for Nov 22, 2021
- 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
- 371 Lathrop Road – Apartment vacated
- 27 Pickett Road – No progress
- 552 Squaw Rock Road – Follow up to be made
- 256 Spaulding Road – Property owner is working to resolve the issue.
- 90 Moosup Pond Road – Letter has been sent asking for trees to be replaced
- 185-187 Main Street, Moosup – Cease and Desist has been issued

**Report from Planning & Zoning Department**

- In addition to her written report, M.A Chinatti provided additional information regarding 32-44 Norwich Road litigation.

**Adjournment**

- Motion: J. Meyer motioned to adjourn, seconded by R. Chviek. Motion passed. Meeting adjourned at 8:44 P.M

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

Submitted by,  
Katie O'Neill  
Recording Secretary