



## *Planning and Zoning Commission*

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### PLANNING & ZONING COMMISSION Regular Meeting Minutes November 14, 2023

The Planning & Zoning Commission held their Regular Meeting on November 14, 2023, at the Plainfield Town Hall.

Members Present: June Gagne, John Meyer, Frank Mills, John Haskell  
Members Absent: Karla Desjardins

Alternates Present: Daniel Kapszukiewicz  
Absent: Kevin Poppie, Catherine Mestemaker – Harris

Staff Present: Ryan Brais – Acting Town Planner Ryan Brais, Katie O’Neill - Recording Secretary

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

John Meyer appointed D. Kapszukiewicz for K. Desjardins.

#### **PUBLIC HEARING:**

- a. **23-8ZC – JPR East Main St, LLC. c/o William Sweeny, Esq.** requesting a change in Zone from RA-60 to Commercial-2 for property located at 0 East Main St. Assessors’ Map 14, Block 85, Lot 48.
  - Attorney William Sweeney presented the application stating, the applicant is requesting a zone change from RA-60 to commercial-2. The property is a total of 19.8 acres with frontage on East Main Street. The applicant has potential interest in constructing multifamily apartments and one or more commercial businesses. This application is wholly consistent with the towns Plan of Conservation and Development.

- Motion: F. Mills made a motion, which was seconded by J. Gagne, to close application 23-8ZC at 7:09 p.m. The motion passed unanimously.
- b. **23-9ZC of Maura Von Deck** requesting a Zone Change from RA-60 to Commercial-1 for property located at 114 Plainfield Pike Rd. Assessor's Map 25, Block 57, Lot 5.
- Applicant Maura Von Deck stated that she is requesting the property rezoned to commercial – 1. The property isn't marketable as residential and will be listed in a year or so.
  - Paul Desrochers of 154-156 Plainfield Pike stated his property abuts 114 Plainfield Pike and he doesn't feel it's suitable to rezone as commercial.
  - Jo-ann Desrochers of 154-156 Plainfield Pike spoke in opposition stating this zone change would spoil the neighborhood.
  - Acting Town Planner R. Brais noted that the rear of the property is mostly wetlands and if the commission should approve the application, he suggests the commission limit the depth of the zone change, approximately 630' north of the front property line.
  - Motion: F. Mills made a motion which was seconded by J. Gagne to close the public hearing for application 23-9ZC at 7:28 p.m. The motion passed.
- c. **23-18SP of the Town of Plainfield** requesting a Special Permit for the placement of a 16' diameter gazebo on the Moosup Green, 0 Prospect St, along with park benches, walking path and decorative bollards. Assessor's Map 2M, Block 95A, Lot 2. C-2 Zoning District.
- Acting Town Planner Ryan Brais stated the town plans to rejuvenate the property by leveling the site with topsoil and installing a 16' Gazebo.
  - Rocky Wagner of 85 Exley Road gave his support for the application stating this project will be a great benefit to the community.
  - Beth Anderson of 49 Daggett St, founder of Mission Moosup, stated that the goal for the property is to bring back community events, rec use, etc.
  - Kevin Cunningham of 405 Moosup Pond Road stated that this application has had so much support from local groups, Rotary Club, Lions Club, PBA, Mission Moosup.
  - Motion: J. Gagne made a motion, which was seconded by F. Mills to close the public hearing for application 23-18SP at 7:28 p.m. the motion passed unanimously.
- d. **23-9TA of the Planning and Zoning Commission** requesting a Text Amendment to the Zoning Regulations, Sections 1 Definitions and 7 Residential Districts to comply with State Public Act PA23-142 pertaining to Family and Group Day Care Homes.

- Acting Town Planner Ryan Brais stated that he suggests the commission withdraw the application as it confuses our regulations on commercial day care centers with the State Statutes for Group and Family Childcare Homes.
  - Acting Chairman J. Meyer asked for public and commission comment. Hearing none a motion was made.
  
  - Motion: J. Gagne made a motion which was seconded by F. Mills to withdraw application 23-9TA. The motion passed unanimously.
- e. **23-11ZC of Brian L. McCann** requesting a Change of Zone from RA-60 to Industrial-1 for 0 Jackson Road (3 Parcels: 007-053A-0041, 007-53A-0042, 007-53A-0043), 0 Black Hill Road (007-053A-0045), 0 Lovers Lane (2 Parcels: 008-53A-04-147, 008-53A-0134)
- Attorney Brian McCann of Pullman Comley stated that the applicant is requesting a zone change from RA-60 to Industrial-1. The properties currently have two active sand and gravel operations, and a total of 466 acres. B. McCann spoke about the intended future use of the property, an incinerator plant. The incinerator plant will be a be a green waste recycling center that will use organic waste from surrounding areas. The plans depict enhanced setbacks of 100' with natural vegetation buffers.
  - Project representative, William Corvo gave an in-depth explanation of the green waste recycling center.
  - Corporate Council, Madelyn Smith discussed the impacts to the surrounding properties stating that the projected impact is minimal.
  - Henry Castaldi, 101 Lovers Lane spoke in opposition with questions about impact to water, traffic, and health.
  - Michael Cote of 109 Lovers Lane stated that he wouldn't have purchased his property a year ago had he known this project was being presented.
  - Ernest Coutu, 42 Jackson Road spoke about impacts to surrounding properties wells.
  - Marie Hoffman, 106 Black Hill Road stated she is concerned about how the facility would affect people's health.
  - Rocky Wagner, 85 Exley Road asked how many plans of this nature can one area withstand.
  - Gary Mattos of 77 Lovers Lane stated he is opposed to the application due to location and noise.
  - Art Gagne of 10 Jackson Road stated that this application does not support our POCD. A. Gagne spoke regarding a previous Army Corp approval that conflicts with the proposed facility.
  - Cindy Corrente, 88 Lovers Lane discussed the danger of trucks traveling on Lovers Lane as it's a narrow Road.
  - Brian Andstrom, 139 Lovers Lane stated that once this application is approved it can't be reversed.

- Acting Town Planner Ryan Brais asked the applicant if they wanted to address any of the comments and questions.
- B. McCan reminded the commission that the application in question is only for a zone change. The applicant would need to receive further approvals for use of the property.
- Jason Wells, 155 Lovers Lane stated the enhanced buffers are still not enough and asked why all 4 Parcels need to be rezoned at this time.
- Motion: F. Mills made a motion which was seconded by J. Gagne to close the public hearing for application 23-11ZC at 8:33 p.m. The motion passed unanimously.

## **REGULAR MEETING:**

### **Additions or corrections to the agenda**

- Motion: J. Haskell made a motion which was seconded by J. Gagne to add application 23- 23SP, 23-11SPL, 23-12TA, and 23-21SP to the agenda under New Business. The motion passed.

### **Citizen Participation**

#### **Unfinished / Old Business**

- a. **23-8ZC – JPR East Main St, LLC. c/o William Sweeny, Esq.** requesting a change in Zone from RA-60 to Commercial-2 for property located at 0 East Main St. Assessors' Map 14, Block 85, Lot 48.
  - Motion: F. Mills made a motion which was seconded by J. Gagne to approve application 23-8ZC with an effective date of December 12, 2023. The motion passed unanimously.
- b. **23-9SPL of Thanasouras Kostantinis Aristidou** requesting approval to perform drainage improvements within the parking lot of 780-788 Norwich Road. Assessor's Map 17, Block 13A, Lot 1. C-2 Zoning District.
  - Normand Thibeault of Killingly Engineering stated the applicant is seeking approval to upgrade the storm water management system. The new system would consist of a sub-surface drainage system under the parking lot. This will function like a septic system leach field, but also hold water during significant rain events.
  - Acting Town Planner R. Brais said the applicant has satisfied all the town's comments and read the suggested condition of approval for the record:
    1. Mylars are to be recorded with the Town Clerk prior to receiving a Zoning Permit.

2. The drainage system is to be maintained as per the site plan Detail Sheet; Stormwater System Operations and Maintenance.
  - Motion: J. Gagne made a motion which F. Mills seconded to approve application 23-9SPL with the conditions as read. The motion passed unanimously.
  
- c. **23-9ZC of Maura Von Deck** requesting a Zone Change from RA-60 to Commercial-1 for property located at 114 Plainfield Pike Rd. Assessor's Map 25, Block 57, Lot 5.
  - Motion: F. Mills made a motion which was seconded by J. Gagne to approve zone change application 23-9ZC with approval of approximately 630' back to the narrow point of the lot, and an effective date of December 1, 2023. The motion passed.
  
- d. **23-18SP of the Town of Plainfield** requesting a Special Permit for the placement of a 16' diameter gazebo on the Moosup Green, 0 Prospect St, along with park benches, walking path and decorative bollards. Assessor's Map 2M, Block 95A, Lot 2. C-2 Zoning District.
  - Motion: J. Gagne made a motion which was seconded by F. Mills to approve application 23-18SP as presented. The motion passed.
  
- e. **23-9TA of the Planning and Zoning Commission** requesting a Text Amendment to the Zoning Regulations, Sections 1 Definitions and 7 Residential Districts to comply with State Public Act PA23-142 pertaining to Family and Group Day Care Homes.
  - Application Withdrawn
  
- f. **23-11ZC of Brian L. McCann** requesting a Change of Zone from RA-60 to Industrial-1 for 0 Jackson Road (3 Parcels: 007-053A-0041, 007-53A-0042, 007-53A-0043), 0 Black Hill Road (007-053A-0045), 0 Lovers Lane (2 Parcels: 008-53A-04-147, 008-53A-0134)
  - Motion: J. Gagne made a motion which was seconded by F. Mills to deny application 23-11ZC. The motion passed unanimously.

The application was denied for following reasons:

Based on public testimony against the application and the fact that the permit issued to O&G for Gravel Excavation included restoring the land back to original habitat for wildlife; Rezoning for industrial development moves away from that goal of restoring the habitat.

- g. **23-10TA of the Planning and Zoning Commission:** Removal of the 12-month moratorium from application 23-3ZC of the Town of Plainfield Planning and Zoning

Commission for a moratorium on cannabis covering all uses as stated in Public Act No. 21-1 (Senate Bill No. 1201), *An act concerning responsible and equitable regulation of adult-use cannabis*.

- Motion: J. Gagne made a motion which was seconded by F. Mills to continue application 23-10A to the December 12, 2023, meeting. The motion passed.

### New Business

- a. **23-11TA** - Temporary Moratorium of Section 12.32 Earth Excavation and Removal applications, except for applications to renew an existing legal earth excavation that was previously approved by Special Permit.
  - Motion: F. Mills made a motion which was seconded by J. Haskell to schedule application 23-11TA for public hearing on December 12, 2023. The motion passed unanimously.
- b. **23-19SP of Ritchie Brothers Auctioneers, Inc. c/o John Casey** requesting a Special Permit for an auction facility at 0 Norwich Rd/Roode Rd. Assessor's Map 5, Block 3, Lot 1. Industrial-1 Zoning District.
  - Motion: J. Gagne made a motion which was seconded by J. Haskell to schedule application 23-19SP for public hearing on December 12, 2023. The motion passed unanimously.
- c. **23-10SPL of Samuel Lyman & Wes Craft** requesting a Site Plan Review for a contractor's business at 0 Unity St. Assessor's Map 15, Block 71, Lot 10. Ind-1 Zoning District.
  - Acting Town Planner R. Brais suggested continuing the application, the office is waiting to receive payment and plans.
  - Motion: J. Gagne made a motion which was seconded by F. Mills to continue application 23-10SPL to the December 12, 2023, meeting. The motion passed unanimously.
- d. **23-20SP of David Kettle** requesting a Special Permit for a 14' x 28' addition to an existing barn, exceeding 900 square feet in size, on property located at 206 Black Hill Rd. Assessor's Map 7, Block 78, Lot 117. RA-60 Zoning District.
  - Motion: J. Gagne made a motion which was seconded by F. Mills to schedule application 23-20SP for public hearing on December 12, 2023. The motion passed unanimously.
- e. **23-11SPL of Route 12 Bulk, LLC** requesting a Site Plan Review for a 40' x 80'

commercial garage for vehicle storage on property located at 388 Norwich Rd. Assessor's Map 16, Block 56, Lot 24. C-1 Zoning District.

- J. Gagne made a motion which was seconded by J. Haskell to continue application 23-11SP to the meeting on December 12, 2023. The motion passed.
- f. **23-12TA of Lauren Groppi** requesting an amendment to the Planning and Zoning Regulations to create Section 7.28 Moosup Pond Protection Overlay District.
- Motion: J. Gagne made a motion which was seconded by F. Mills to schedule application 23-12TA for public hearing on December 12, 2023. The motion passed unanimously.
- g. **23-21SP of Paul Archer (Archer Surveying, LLC)** requesting a Special Permit for an extension of an Earth Excavation, Processing and Removal operation at 0 Snake Meadow Rd. Assessor's Map 28, Block 122, Lots 13 & 14. RA-60 Zoning District.
- Motion: J. Gagne made a motion which was seconded by F. Mills to schedule application 23-21SP for public hearing on December 12, 2023. The motion passed unanimously.

#### **Approval of Minutes**

- a. Approve 10.12.23 Meeting Minutes
- Motion: J. Gagne made a motion which was seconded by J. Meyer to approve the 10.12.23 meeting minutes. The motion passed.

#### **Correspondence**

#### **Other**

- a. Review and act on the 2024 meeting dates.
- Acting Town Planner R. Brais read the dates for the record.
  - Motion: J. Haskell made a motion which was seconded by J. Gagne to approve the 2024 meeting dates as read. The motion passed unanimously.

#### **Zoning Enforcement Officer Report**

#### **Report from Planning & Development Department**

- Acting Town Planner Ryan Brais gave an update on the following projects:

InterRoyal – Working on InterRoyal redevelopment with grant funding.

Lathrop Road Sidewalk - project is starting soon.

Dow Road Bridge – Replacement is set for Spring of 2024

Shepard Hill Sidewalk – Phase 1 is complete and grant funding has been approved for phase two.

Ouinebaug Valley Trail – Working on obtaining funding for the trail .

Moosup Valley State Park Trail – Construction is set to begin from the Sterling Line to Barbour Road.

### **Adjournment**

- Motion: J. Haskell motioned to adjourn, seconded by F. Mills. Motion passed. Meeting adjourned at 9:03 P.M

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

Submitted by,  
Katie O'Neill  
Recording Secretary



## 2024 meeting Dates Calander

Zoning Board of Appeals – 1<sup>st</sup> Tuesday of the month at 7:00 p.m., \* Wednesday at 7:00 p.m.

Meeting Date	Application Deadline	Meeting Date	Application Deadline
January 02	12/17/23	July 02	06/11/24
February 06	01/16/24	August 06	07/11/24
March 05	02/13/24	September 03	08/13/24
April 02	03/12/24	October 01	09/10/24
May 07	04/16/24	November 06*	10/15/24
June 04	05/14/24	December 03	11/12/24
		January 07,2025	12/17/24

Planning and Zoning Commission – 2<sup>nd</sup> Tuesday of the month at 7:00 p.m.

Meeting Date	Application Deadline	Meeting Date	Application Deadline
January 09	12/26/23	July 09	06/25/24
February 13	01/30/24	August 13	07/30/24
March 12	02/28/24	September 10	08/30/24
April 09	03/27/24	October 08	09/27/24
May 14	04/30/24	November 12	10/29/24
June 11	05/28/24	December 10	11/26/24
		January 14,2025	12/30/24

Inland Wetlands Commission – 3<sup>rd</sup> Tuesday of the month at 7:00 p.m.

Meeting Date	Application Deadline	Meeting Date	Application Deadline
January 16	01/02/24	July 16	07/02/24
February 20	02/06/24	August 20	08/06/24
March 19	03/05/24	September 17	09/03/24
April 16	04/02/24	October 15	10/01/24
May 21	05/07/24	November 19	11/05/24
June 18	06/04/24	December 17	12/03/24
		January 21,2025	01/07/25

Conservation Commission – 3<sup>rd</sup> Monday of the month. January, February, the 4<sup>th</sup> Monday of the month.

Meeting Date	Meeting Date
January 22*	July 15
February 26*	August 19
March 18	September 16
April 15	October 21
May 20	November 18
June 17	December 16
	January 27,2025