



Received For Record At Plainfield CT
On December 15, 2021 @ 3:39 pm
Attest: Cynthia J. Matteau
Town Clerk *ast.*

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THE PLAINFIELD TOWN HALL

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PLANNING AND ZONING COMMISSION

PLANNING & ZONING COMMISSION Regular Meeting Minutes December 14, 2021

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

Members Present: John Meyer, Roz Chviek, Karla Desjardins, June Gagne, and Frank Mills

Alternates Present: Kevin Poppie
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. Desjardin called the meeting to order at 7:00 P.M.

1. Election of Officers

- R. Chviek nominated K. Desjardins for Chairman, J. Meyer for Vice Chairman, and R. Chviek for Secretary.
- F. Mills nominated J. Meyer as Chairman.
- **Motion:** J. Gagne made a motion, which was seconded by R. Chviek to close the nomination of officers. The motion passed unanimously.
- **Motion:** J. Gagne moved, and R.Chviek seconded, R. Chviek’s seconded, election of K. Desjardins as Chairman, J. Meyer as Vice Chairman, and R. Chviek as Secretary. The motion passed, 3 members in favor, 2 members opposed.

2. Appoint Alternate Members – None

PUBLIC HEARING:

- 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.

- Normand Thibeault, of Killingly Engineering Associates, was present to represent the application. N. Thibeault stated he presented plans on 11.09.21, since then an agreement has been reached with O&G Industries to excavate and haul material through the O&G site. Documentation of the agreement was submitted for the record. N. Thibeault stated that a concern regarding possible site contamination was raised during the Public Hearing, DEEP has no record of contamination on the Lovers Lane site. N. Thibeault provided a list of contaminated or potentially contaminated sites for the record.
- Asst. Town Planner, ZEO, Ryan Brais noted that the Plainfield Fire Marshal's office doesn't have a record of contamination on the property.
- K. Desjardin asked for public comment.
- Board of Selectmen member, Art Gagne asked a question about the excavation phase of the O&G Industries property.
- J. Gagne asked for a project timeline.
- **Motion:** R. Chviek made a motion, which was seconded by J. Meyer to close the Public Hearing at 7:09. The motion passed unanimously.

- b. **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.

- Asst. Town Planner, ZEO, R. Brais, stated that the applicant has asked that the opening of this application be postponed to the January 11, 2022, Public Hearing and Regular meeting.
- **Motion:** J. Meyer made a motion, which was seconded by J. Gagne to postpone the opening of the Public Hearing for application Z2021-2144 to January 11, 2022. The motion passed unanimously.

REGULAR MEETING:

Additions and /or Corrections

- **Motion:** R. Chviek made a motion, which was seconded by J. Gagne to add application Z2021-2245 and application Z2021-2246 to the agenda under New Business, modify meeting calendar and 90-day extension to file mylars for Sangermano Properties, LLC to the agenda under Other. The motion passed unanimously.

Citizen Participation – None

Unfinished / Old 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:** R. Chviek made a motion, which was seconded by J. Gagne to grant the waiver request of Section 12.32.4.b.16 The motion passed unanimously.
 - **Motion:** J. Meyer made a motion which was seconded by R. Chviek to approve application Z2021-2197 as presented and with the conditions listed below. The motion passed.
 - **Conditions:**
 1. Mylars are to be submitted for Commission signatures and then filed with the Town Clerk.
 2. Engineering fees are to be paid prior to filing mylars or within 30 days of billing.
 3. The restoration bond of \$25,500 is to be submitted prior to receiving a Zoning Permit to begin excavation
 4. Truck traffic to enter and exit through O&G property.
- c. **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:** J. Meyer made a motion, which was seconded by J. Gagne to continue application Z2021-2144 to the Public Hearing and Regular Meeting scheduled on January 11, 2022. The motion passed unanimously.

New Business

- a. **Z2021-2245** of Edgewater Construction requesting Site Plan Approval for a 15,000-sf building on Lot 7 of the Industrial Park, East Parkway. Assessor's Map 17, Block 11, Lot I007. IP Zoning District.

- There was no-one present to speak to the application.
 - **Motion:** R. Chviek made a motion, which was seconded by J. Meyer to continue application Z2021-2245 to January 11, 2022, due to lack of application representation. The motion passed unanimously.
- b. **Z2021-2246** of Edgewater Construction requesting Site Plan Approval for 3 contractor buildings on Lot 12 of the Industrial Park, Center Parkway and East Parkway. Assessor's Map 17, Block 11, Lot I012. IP Zoning District.
- **Motion:** R. Chviek made a motion, which was seconded by J. Meyer to continue application Z2021-2146 to the Public Hearing and Regular Meeting scheduled on January 11, 2022, due to lack of application representation. The motion passed unanimously.

Approval of Minutes

- a. Approve 11/09/21 Meeting Minutes.
- K. Desjardins noted two corrections, to add a s to the end of her name, and to remove Cathy Mastermaker – Harris from members absent, as she is no longer an alternate.
 - **Motion:** R. Chviek made a motion, which was seconded by J. Gagne to approve the 11/09/21 meeting minutes with the above-mentioned corrections. The motion passed.

Correspondence

Other

- a. Discussion of Accessory Dwelling Units
- Discussion regarding Accessory Dwelling units took place.
- b. Request for 90-day extension to file mylars for property at 1221 & 1253 Norwich Road, Sangermano Properties, LLC. Approved Applications Z2021-2178, Z2021-2180 and Z2021-2181.
- **Motion:** R. Chviek made a motion, which was seconded by J. Meyer to approve the extension request. The motion passed.

c. Modify meeting Calendar: November 8, 2022, meeting falls on Election Day. Move to November 9, 2022.

- **Motion:** J. Gagne made a motion, which was seconded by R. Chviek to approve the meeting date from November 08, 2022 to November 09, 2022. The motion passed unanimously.

Zoning Enforcement Officer Report

- 14 Canterbury Rd. – No visible progress has been made
- 32-44 Norwich Rd. – Remote hearing scheduled for January 31, 2021
- 211 Kate Downing Rd. – The defendants attorney has requested that a property inspection be made, he claims that some of the violations have been remediated.
- First Selectmen, Kevin Cunningham commented on the above matter stating that it is his strong opinion, that an inspection should not be made until the property is in complete compliance.
- 13 Simmons Ave. –Proceeding with legal action
- Norwich Rd. / Roode Rd. – In violation of hauling material as of 12/08/21
- First Selectmen, Kevin Cunningham stated that he was on site last week, material was being removed and hauled offsite.
- 40 Tarbox Road Ext. – No activity
- 371 Lathrop Road – Apartment vacated
- 27 Pickett Road – Progress is being made
- 552 Squaw Rock Road – Issued Cease & Desist
- 256 Spaulding Road – No progress made
- 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
- 133 Main Street – Cease and Desist has been issued

Report from Planning & Zoning Department

- Town Planner Mary Ann Chinatti gave an update on the InterRoyal Brownfield Project; proposals have been submitted.

Adjournment

- Motion: J. Gagne motioned to adjourn, seconded by R. Chviek. Motion passed. Meeting adjourned at 7:47 P.M

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

Submitted by,
Katie O'Neill
Recording Secretary