

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**PLANNING AND ZONING COMMISSION
February 27, 2024
MINUTES**

REGULAR MEETING AT 7:30 P.M.

**Room 304
Municipal Center**

PRESENT: G. Petit, W. Davison, W. Ricci, K. Stephens, P. Saucier, J. Bartiss-Earley,
T. Wichrowski

STAFF PRESENT: Mark Devoe, Town Planner, Deborah Tompkins, Town Council
Liaison

ABSENT: None

I. ROLL CALL

There was a quorum.

III. PUBLIC HEARING

1. **PZ 01/24 #02 – Resubdivision – Trumbull Homes. LLC – 161
Camp Street – 14 lots of previously approved open space special
exception.**

The applicant presented Phase V of the open space special exception plan that was approved in 2019. There were no changes.

There was no one present to speak, J. Bartiss-Earley closed the public hearing.

2. **PZ 01/24 #03 – Special Exception – D&D Plainville, LLC –
restaurant drive through facility at 19 East Street & 5 Pine Street
in a GC Zone.**

The applicant presented the proposed plan. There is additional landscaping proposed. They also reviewed the site plan application that was attached to this special exception. The proposed site plan consolidates the parcels at 5 Pine Street and 19 East Street into a contiguous site with sufficient space for the required parking and drive through stacking. The site access from Pine Street is proposed at 85-feet from the signalized intersection with standard turning radii of at least 18-feet thereby reducing any slowing congestion or conflicts. The site drive to East Street is eliminated. a drive through service stacking of ten cars is proposed without any conflict to parking or other traffic flow.

A dedicated full length bypass lane is also provided for emergency egress. All turning movements have been improved in accordance with 2.04 A 3.1. Twenty two spaces including one handicapped space are also provided as an improvement.

The commissioners asked questions and the applicant's agent responded in kind.

There was no one present to speak, J. Bartiss-Earley closed the public hearing

III. UNFINISHED BUSINESS

1. **PZ 01/24 #02 – Resubdivision – Trumbull Homes, LLC – 161 Camp Street – 14 lots of previously approved open space special exception.**

A motion was made by: P. Saucier to approve application PZ 01-24 #02 for a 14 lot resubdivision at 161 Camp Street in an R-11 Zone.

Seconded by: W. Davison

All in Favor 7 to 0

Motion Passes

2. **PZ 01/24 #03 – Special Exception – D&D Plainville, LLC – restaurant drive through facility at 19 East Street & 5 Pine Street in a GC Zone.**

A motion was made by: G. Petit to approve application PZ 01/24 #03 for D&D Plainville, LLC for a restaurant drive through facility at 19 East Street and 5 Pine Street in a GC Zone.

Seconded by: W. Ricci

All in Favor 7 to 0

Motion Passes

3. **PZ 01/24 #04 – Site Plan Modification – D&D Plainville, LLC – restaurant facility at 19 East Street & 5 Pine Street in a GC Zone.**

The Commission agrees that it will be an improvement to the current building.

A motion was made by: W. Ricci to approve application PZ 01/24 #04 for D&D Plainville, LLC for a restaurant drive through facility at 19 East Street and 5 Pine Street in a GC Zone.

Seconded by: K. Stephens

All in Favor 7 to 0

Motion Passes

Conditions:

1. Provide detailed signage on site plan.
2. Move proposed lighting down 10 inches, to comply with regulations.

IV. NEW BUSINESS

1. **PZ 01/24 #05 – Site Plan – CT Valley Properties, LLC – mixed use commercial residential redevelopment at 38 East Street in a GC Zone.**

Stephen Guidice was present for the applicant. He explained the proposal. The applicant revised his original plan to include (8) one bedroom apartments instead of 9, per the Zoning Regulations.

The commissioners asked questions.

A motion was made by: P. Saucier to approve application PZ 01/24 #05 for CT Valley Properties, LLC for a mixed use building at 38 East Street in a GC Zone.

Seconded by: W. Davison

All in Favor 7 to 0

Motion Passes

V. BILLS AND COMMUNICATIONS

1. CT Federation of Planning and Zoning Agencies Quarterly Newsletter.

VI. MINUTES

A motion was made by: W. Ricci to approve the January 23, 2024 meeting minutes, as written.

Seconded by: G. Petit

All in Favor 7 to 0

Motion Passes, Minutes Accepted

VII. PLANNER'S REPORT

Mark shared his report.

VIII. ADJOURNMENT

A motion was made by: W. Ricci to adjourn the meeting at 8:24 pm.

Seconded by: P. Saucier

All in Favor 7 to 0

Meeting adjourned at 8:24 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary