

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**PLANNING AND ZONING COMMISSION
JANUARY 23, 2024
MINUTES**

REGULAR MEETING AT 7:30 P.M.

**Room 304
Municipal Center**

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

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

ABSENT: P. Saucier

I. ROLL CALL

There was a quorum.

II. PUBLIC HEARING

1. **PZ 12/23 #48 – Special Exception – Gateway Square, LLC. – restaurant drive through – 167 New Britain Avenue in A GC Zone. Public hearing continued to January 23, 2024.**

Application withdrawn by applicant.

III. UNFINISHED BUSINESS

1. **PZ 10/23 #41 – Text Amendment – Town of Plainville – review regulation for possible adoption –short term rentals/bed and breakfast – New Residential Use in Residential, Central and General Commercial Zoning Districts. Will be addressed at the next meeting January 9, 2024.**

A motion was made to approve Application 10/23 #41 with a beginning date of 2/19/2024 by: G. Petit

Seconded by: W. Ricci

All in Favor 6 to 0

Motion Passes

2. **PZ 12/23 #48 – Special Exception – Gateway Square, LLC. – restaurant drive through – 167 New Britain Avenue in A GC Zone. Public hearing continued to January 23, 2024.**

Application withdrawn by applicant.

3. **PZ 12/23 #49 – Site Plan Modification – Gateway Square, LLC. – restaurant and mixed use (residential/commercial building) – 167 New Britain Avenue in a GC Zone.**

Application withdrawn by applicant.

4. **Election of Officers –**

A motion was made to elect Jennifer-Bartiss-Earley as Chairwoman of the Planning and Zoning Commission for 2024 by: W. Davison

Seconded by: W. Ricci

All in Favor 6 to 0

Motion Passes

A motion was made to elect William Ricci as Secretary of the Planning and Zoning Commission for 2024 by: G. Petit

Seconded by: K. Stephens

All in Favor 6 to 0

Motion Passes

A motion was made to elect J. Bartiss-Earley as the Representative for the Town of Plainville to the Capital Region Council of Governments for a 2 year Term (2024-2026) by: W. Ricci

Seconded by: G. Petit

All in Favor 6 to 0

Motion Passes

IV. NEW BUSINESS

1. **A motion was made to add PZ 01/24 #03 & 04 to the agenda under New Business by: G. Petit**

Seconded by: W. Ricci

All in Favor 6 to 0

Motion Passes

A motion was made to schedule a public hearing on February 27, 2024 for Applications PZ 01/24 # 03 and PZ 01/24 # 04 for Dunkin Donuts, corner of East Street and Pine Street – Reconstruction of current property by: G. Petit

Seconded by: W. Ricci

All in Favor 6 to 0

Motion Passes, Public hearing will be 2/27/24.

2. **PZ 01/24 #01 – Site Plan Modification – 20 Pine Street, LLC - New commercial fence and miscellaneous – 20 Pine Street in a General Commercial Zone.**

Attorney William Galske was present for the applicant. Attorney Galske explained the applicant's request. He would like to install a new commercial fence with additional site improvements, including an employee picnic area. He also explained that there has been some damage to the property and the applicant is hoping that these improvements would deter any further issues.

A motion was made to approve Application PZ 01/24 # 01 for Plainville Family Dental for a new commercial fence and miscellaneous site improvements as show in a GC Zone by: W. Ricci

Seconded by: G. Petit

Condition –the proposed gate cannot be of chain link construction.

All in Favor 6 to 0

Motion Passes

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

A motion was made to schedule a public hearing for Application PZ 01/24 #02 on February 27, 2024 by: W. Davison

Seconded by: W. Ricci

All in Favor 6 to 0

Motion Passes, Public hearing will be 2/27/24.

V. BILLS AND COMMUNICATIONS

None

VI. MINUTES

A motion was made to approve the regular meeting minutes from January 9, 2024 as written by: W. Ricci

Seconded by: K. Stephens

All in Favor 6 to 0

Motion Passes, Minutes Approved

VII. REPORTS

Mark went over the updates on new businesses, White Oak and the Trail.

VIII. ADJOURNMENT

A motion was made by: W. Ricci to adjourn the meeting at 8:02 pm.

Seconded by: G. Petit

All in Favor 6 to 0

Meeting adjourned at 8:02 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary