

**PLANNING AND ZONING COMMISSION  
PLAINVILLE, CONNECTICUT  
REGULAR MEETING MINUTES  
March 26, 2024**

**REGULAR MEETING CALLED TO ORDER AT 7:30 P.M.**

**Room 304 Municipal Center**

**ROLL CALL:**

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

**STAFF PRESENT:** Mark DeVoe, Town Planner

There was a quorum.

**UNFINISHED BUSINESS**

1. None

**NEW BUSINESS**

1. PZ 12/23 #49 – Special exception for a drive through restaurant – Gateway Square, LLC – 167 New Britain Avenue in a GC Zone.

**A motion to** set a public hearing on April 23, 2024 for PZ 12/23 #49 was made by W Davison.

The motion was seconded by K. Stephens.

The motion to approve passed 5-0.

2. PZ 12/23 #48 – Site Plan – mixed use commercial-residential development – Gateway Square, LLC – 167 New Britain Avenue in a GC Zone.

**A motion to** table PZ 12/23 #49 and PZ 12/23 #48 was made by W Davison.

The motion was seconded by K. Stephens.

The motion to approve passed 5-0.

**BILLS AND COMMUNICATIONS**

There were no bills or communications.

**MINUTES**

1. February 27, 2024

Minutes will be discussed during the next meeting on April 9, 2024.

## **PLANNER'S REPORT**

### **1. Dark Sky Lighting for commercial properties (only).**

Planner DeVoe discussed dark sky lighting (Section 411) and presented handouts for both existing commercial lighting, dark sky lighting, and outdoor lighting standards. Comments and concerns about outdoor lighting standards are highlighted in yellow. Comments made thus far are keep foot candle in description, make applicants aware of what PZC is looking for, ask applicants to introduce color temperature, control color, and concentrate on full cut-off lighting.

### **2. Central Commercial Zone – revise location and uses.**

Planner DeVoe discussed proposed changes to the Central Commercial Zone and showed graphically the POCD with two concentric rings: the first one quarter of a mile from the town center, and the second ½-mile from the town center. He asked commissioners to review POCD recommendations. Planner DeVoe believes the most effective way of controlling land use in the existing district is to revise the zoning regulations and encourage appropriate development in the Central Commercial Zone. Special exceptions to regulations include storefront churches (Evangelical Church near Flipping and Stones). RLUIPA stands for "The Religious Land Use and Institutionalized Persons Act." This is a federal law that, among other things, protects religious institutions from unduly burdensome or discriminatory land use regulations. To create a more vibrant downtown area it was mentioned to restrict lack luster uses. Rails to Trails should also be a factor for consideration. Phase 1 is scheduled for 2025, Phase 2 in 2026; Phase 3 will align with where Phase 2 ends.

POCD recommendations will be discussed at the April 9<sup>th</sup> meeting.

### **3. CT Federation of Planning and Zoning Commission – March 28<sup>th</sup>.**

The CT Federation of Planning and Zoning Commission Meeting is on March 28<sup>th</sup> at the Aqua Turf.

## **OTHER:**

J. Bartiss-Earley attended a CT Bar Association Educational Session, a panel discussion on affordable housing and will distribute information to the commissioners.

## **ADJOURNMENT**

**A motion was made by:** G. Petit to adjourn the meeting.

**Seconded by:** W. Ricci

**All in Favor 5 to 0**

**Meeting adjourned at 8:40 pm**

Respectfully Submitted,

*Dawn Quite*

Substitute Recording Secretary