Received For Record At Plainfield CT
On JUN 0 2 2022 at 5:41pm
Attest: Town Clerk

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**THE PLAINFIELD TOWN HALL**

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**PLANNING AND ZONING COMMISSION**

**PLANNING & ZONING COMMISSION**
**Special Meeting Minutes**
**May 31, 2022**

The Planning & Zoning Commission held their Special Meeting on May 31, 2022, at the Plainfield Town Hall.

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

Alternates Present: Kevin Poppie
Absent: Bill Martell, Jared Fournier

Staff Present: Ryan Brais – Assistant Town Planner/ZEO

Karla Desjardins called the meeting to order at 7:00 P.M.

Appoint Alternate Member Kevin Poppie

**PUBLIC HEARING:**

a. **Z2022-2275** of the Planning and Zoning Commission, applying for an amendment to the Zoning Regulations for Accessory Dwelling Units (ADU).

- K. Desjardins stated that this is a continuation of the Public Hearing held on May 10, 2022.

- Assistant Town Planner and ZEO Ryan Brais stated that last month the commission discussed allowing ADUs by right for anything under 900 SF with direct access from the main dwelling unit. However would need to be reviewed approved by the commission. Detached ADUs up to 75%, not to exceed 1200 SF of the main dwelling, would require a Special Permit. Our current regulations allow for 600 SF and one bedroom. R. Brais read the proposed ADU regulations for commercial districts. R. Brais discussed the possible text amendment options.

- Sean Peterson asked what the point of the application having go before the commission if its by right. By right I would be able to build a detached structure up to 75% of the main dwelling.

- Art Gagne, Jackson Road had many concerns. Asking why the commission is changing permitting to by right. A. Gagne asked the commission to address the lot size restriction, research the definition of accessory dwelling unit, and the max. allowable size.

- K. Desjardins stated that it seems they have concluded that the current 600 SF is restrictive. K. Desjardins discussed striking the language for detached accessory structures.

- J. Gagne stated that she likes the idea of allowing 900 SF within the main dwelling.

- R. Brais stated that the commission is striking detached accessory structure, and direct pass through. The language will be changed to allow 75% SF of the main dwelling, not to exceed 1200 SF and 2 bedrooms. Special Permits are required for all accessory apartments.

- Chairman K. Desjardins outlined the corrections that need to be made.

- **Motion:** J. Gagne made a motion, which was seconded by R. Chviek to continue the Public Hearing for application **Z2022-2275** to June 14, 2022. The motion passed.

**REGULAR MEETING:**

**Citizen Participation** – None

**Unfinished / Old Business**

a. **Z2022- 2275** – of the Planning and Zoning Commission, applying for the amendment to the Zoning Regulations for Accessory Dwelling Units (ADU).

   - **Motion:** J. Meyer made a motion, which was seconded by R. Chviek to continue application **Z2022-2275** to June 14, 2022. The motion passed.

**New Business**

**Correspondence - None**

**Other**

**Zoning Enforcement Officer Report**

a. **14 Canterbury Road** - Demand letter sent May 20th. Given 14 days to comply

b. **32-44 Norwich Road** - In court

c. **211 Kate Downing Road** -A total of $8,075.00 in legal expenses must be paid to the town. We are waiting on the check. The Conex box and paving box ae still on site. There was a pick-up related to the business on site today. I'm not sure if it was stored there or if someone was on site.

d. **13 Simmons Ave** – Waiting on hearing date

e. **Tarbox Road Ext** – No new activity

f. **371 Lathrop Road** – Waiting on accessory apartment regulations to be amended

g. **256 Spaulding Road** – Little progress has been made

h. **90 Moosup Pond Road** – Trees marked for replacement.

i. **185-187 Main Street, Moosup** - Tenants have been evicted. The apartment is empty.

j. **8 Lafayette Ave** – C&D letter signed for on May 27th by Reginald.

k. **5 Laurel St** – Violation letter was received

l. **27 Pickett Rd** – Violation letter was received

m. **552 Squaw Rock Rd** – Legal action

**Report from Planning & Zoning Department - None**

**Adjournment**

- **Motion**: J. Meyer motioned to adjourn, seconded by R. Chviek. Motion passed. Meeting adjourned at 7:52 P.M

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

Submitted by,
Katie O'Neill
Recording Secretary