

Plainville Planning Board
Minutes of February 21, 2024

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A meeting of the Plainville Planning Board was held on 2-21-2024. The meeting was held at the Plainville Town Hall. The meeting was opened at 6:00 pm and was recorded.

Board members present:

Justin Alexander, Dawn Denizkurt, Chris Desprez, Tom McHugh & Stan Widak

Board members absent/late:

None

Staff: Joseph Fernandes

6:00 Jeff and Julie Kinney – Informal Presentation of Proposed Development for Town Center

Mr. and Mrs. Kinney were here to share with the Planning Board as well as members of the community their plans for developing properties they have acquired in the Plainville Town Center. Mr. Kinney shared that he has lived in Plainville and raised his family here and loves the community. His purpose tonight is to share his vision for the properties he has purchased in the area of South Street and its intersection with East and West Bacon Streets. As owner of the Unlikely Story Bookstore, he has attempted to make it a community gathering place. His hopes for the properties he has acquired is to develop them in a way that expands upon that attempt to create a community destination.

Mr. Kinney introduced members of the development team that were here tonight which include Tom Parker from Margrave Strategies and Dan Campbell from Level Design. Also present were Amy and David from Arrowstreet Inc., an architectural firm, designers of Patriot Place.

Mr. Kinney explained that they have just launched a website: Plainvillesquare.com, which will show much of what he hopes to share tonight. Mr. Kinney went on to show Phase 1 and 1A of his proposal; Phase 1 being the Southeast corner of the intersection, and Phase 1A being the Northwest corner. Mr. Kinney described Phase 1 as a semi-permanent development, which can be done quickly. It would consist of modified shipping containers which could be utilized for food and craft vendors, house a beer garden, cornhole courts as well as accommodate food trucks, all in an attempt to begin to attract people to the Town Center for everyday occasions as well as special events. It would also include additional parking developed to the same standards that he has already built on the corner across the street.

Phase 1A envisions an anchor restaurant and function facility, a market building, and a greenspace-park which, among other things, could contain a bandstand area as a focal point. The timing of Phase 1A is some 4 to 5 years out for completion due to both the demolition of the industrial buildings currently there as well as the permitting process for the construction of the proposed buildings. Thus the development of the “semi-permanent” Phase 1 is planned in order to provide more immediate results. It is hoped that once development of Phase 1A is completed, the Phase 1

area will be revisited and developed with more permanent structures in keeping with a “Dickens” style village of smaller buildings.

Mr. Kinney anticipates that demolition will begin in late spring. The Board was unanimous in expressing its support for Mr. and Mrs. Kinneys’ vision for the Town Center. The various citizens present in the audience also expressed their pleasure and support for the proposal.

Minutes of 1-24-2024 and 2-5-2024 **Motion by Mr. Alexander, seconded by Mr. McHugh to approve the minutes of 1-24-2024 and 2-5-2024 as written. Passed: Unanimously**

There being no further business - Motion by Mr. Alexander, seconded by Mr. McHugh to adjourn at 6:45. Passed: Unanimously

Submitted by:

Joseph E. Fernandes

Minutes approved on: 3-4-2024