

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, OCTOBER 20, 2010
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 1 of 3**

MINUTES

Note: These are summary minutes. A tape recording of this meeting is on file in Wolcott Town Hall, Commission Secretary's Office.

Chairman Ray Mahoney called the Regular Meeting to order at 6:30 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Pete Carmody, Cathe Sherman, Sam Zotto, Bill Olmstead, Ray Mahoney

MEMBERS ABSENT: None

ALTERNATES PRESENT: Chris Edquist, Vanessa Malena, Rich Delpier

ALTERNATES ABSENT: None

ALSO PRESENT:

PUBLIC REQUESTS

There was no Public Requests at this time.

APPROVAL OF MINUTES

Upon **MOTION** by Cathe Sherman, seconded by Pete Carmody, it was unanimously voted to **APPROVE** the minutes from the 10/6/10 Regular Meeting.

APPROVAL OF BILLS

There were no Bills at this time.

CORRESPONDENCES

There were no Correspondences at this time.

SUBCOMMITTEE REPORTS

There were no Subcommittee Reports at this time.

OLD BUSINESS

1. Discussion on Road Completion of Eva's Terrace

Rob Onofreo came forward and went through the list of items on the letter dated 10/6/10 from Dave Kalinowski, Site Inspector (see copy attached). In response to item #1 he said that the pond

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, OCTOBER 20, 2010
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 2 of 3**

(retention) has been cleaned out. Chairman Mahoney asked when was that completed and Rob Onofreo said today. He said for item #2 his Engineer is working on the as-built (to show the monuments and pins). Vanessa Malena said that Dave (Kalinowski) said (at last meeting) that the monuments were on Town property. Chairman Mahoney said he thought he (Dave) had to check to see if they were on Town property. Rob Onofreo said the monuments are on Town property and Bill Olmstead said they are supposed to be. Chairman Mahoney said it was something else that was on Town property (maybe utility box) and Vanessa Malena said maybe it was just that he wanted IT on the drawings. Chairman Mahoney asked the Recording Secretary to clarify this (with Dave). In response to item #3 Rob Onofreo said the Engineer has to put the Sewer and Water connections and property water boxes on the as-built. In response to item #4 Rob Onofreo said the inverts in the catch basins he has to show all the elevations on the pipes going into the catch basins coming out. He said the Engineer has to do this. In response to item #5 he said the silt in catch basin (#10) was cleaned out today. Bill Olmstead asked why there was still some silt in one of the catch basins. Rob Onofreo said he just did that as a precaution because the bank in that area there is still grass growing, etc. He said in response to item #6 that the slope on this (Lot #10) has not been blasted yet so there will be an additional bond of \$15,000.00 posted for this. He said the slope will not be there when someone builds on this lot and if that hasn't happened within the next year he would take it upon himself to put a house and blast that to get it to the right grade. In response to item #7 he said this has to be taken care of by the Engineer. He said in two weeks we should have everything done and it will be at our meeting (11/3/10). In response to item #8 he said the pillars at the end of the road have to be put on the as-built by the Engineer. In response to item #9 he said as soon as we approve the road he will have the \$61,000.00 maintenance bond in place. Pete Carmody said that basically everything you are waiting for the Engineer has to complete and Rob Onofreo said yes. Bill Olmstead asked what the bond amount is that is in place now and Rob Onofreo said \$107,000.00. Rob Onofreo said he is not happy that the maintenance bond has to be in place for 2 years, usually it is 1 year. He said the road has been there for 5 years now. Bill Olmstead asked who makes sure that he gets the (original) bond back and Chairman Mahoney said that it goes through the ZEO and we cannot approve the road until everything is complete on the list. The recording secretary then explained the process of the road approval with the proper bonds being in place. Bill Olmstead asked why we couldn't approve the road tonight contingent upon the fact that all the (items on) list gets done and then we do not have to come back again. Chairman Mahoney said it doesn't work that way and technically the road was supposed to be done by July 1st and we have given them till now and we could have pulled the bond already. Chairman Mahoney said we have to wait until the next meeting and if everyone was in favor of that then asked if anyone wanted to make a motion. Pete Carmody said (the applicant) has given us his word that everything will be completed and then Dave (ZEO) will have to go up and verify it. The recording secretary then explained the process after the Commission approves with the Town Attorney filing the proper paperwork and then going through the Town Council for approval. Rob Onofreo then thanked everyone for working with them and they would have everything they need for completion for the next meeting.

NEW BUSINESS

There was no New Business at this time.

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, OCTOBER 20, 2010
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 3 of 3**

ZONING ENFORCEMENT OFFICER'S REPORT

At this time the recording secretary let the Commission know that Attorney Tynan is working on getting a date on when Atty. Zizka ("What's Legally Required") can come to discuss this with them. Chairman Mahoney then told the Commission about an upcoming class regarding Land Use training at Central Connecticut in New Britain and advised everyone to attend. Vanessa Malena asked why the reconstruction at Walsh's did not come through the Commission. Sam Zotto said they got a permit and you wouldn't want to have to go through Planning and Zoning every time you changed something on your house, etc. Vanessa Malena asked about the parking spaces, line of site, etc and it was explained that this was an existing building from years ago. Bill Olmstead said that when you drive through Litchfield, Woodbury, Simsbury or Avon it looks quite a bit better than driving down Rte. 69 and that is because of zoning. He also said that we should look at this in the future when rewriting the zoning laws. Cathe Sherman said that there is a special code for Rte. 69 and you cannot tell someone to knock down their house but we can address anything new coming before us.

Vanessa Malena said that the Soaps and Suds Building did not come through the Commission and Chairman Mahoney said it did. He said there were drawings and Vanessa Malena said that was when they were just re-roofing and Chairman Mahoney said that is what we have to go by. Vanessa Malena said there are no roof plan drawings, demolition plan drawings, etc. and it goes against our regulations. Chairman Mahoney agreed that what is going on now is different and Vanessa Malena said that is what she is saying and she does not want that to continually happen.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Pete Carmody, seconded by Cathe Sherman, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:50 p.m.

APPROVED:

Ray Mahoney, Chairperson
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, OCTOBER 20, 2010
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 4 of 3**