

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, DECEMBER 15, 2010  
TOWN COUNCIL CHAMBERS, 6:30 P.M.  
PAGE 1 of 4**

**MINUTES**

**PUBLIC HEARING**

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

Chairperson Ray Mahoney called the Public Hearing to order at 6:32 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

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

**MEMBERS ABSENT:** Sam Zotto

**ALTERNATES PRESENT:** Chris Edquist, Vanessa Malena, Rich Delpier

**ALTERNATES ABSENT:**

**ALSO PRESENT:** David Kalinowski, ZEO

**PERMIT APPLICATIONS**

- 1. #10-444 Andi Laku – Site Plan Application for a 4,227 Sq. Ft. Retail Building at Lot 19C Wolcott Rd. (Next to Wolcott Lanes)**

ZEO said this application has been approved by Inland Wetlands already and D.O.T. will not give approval or denial until after this Commission has approved it. He also said the Fire Marshal has reviewed the plans and has given his letter of approval. At this time Pete Carmody read the letter dated 12/13/10 from Dave Kalinowski, ZEO, (see attached).

Scott Meyers, Professional Engineer and Land Surveyor from Meyers Associates, came forward on behalf of the applicant and said he did make a couple minor revisions to the plans per the memo from Dave Kalinowski. Scott Meyers said the site consists of a little over 5 acres, is zoned General Commercial and they are proposing a 4,227 square foot building on the site along with the required number of parking spaces, (26). He also said he would access a 24 foot wide driveway off of Rte. 69 to a parking area to the north and south. He said there is approximately an acre of wetlands on the property. He said there are a couple of areas that are not contiguous and they proposed to convey 3.65 acres to the Town during the Inland Wetlands application process. Ray Mahoney asked how much of the 3.65 acres is designated as wetlands and Scott Meyers said most of the acre of wetlands is on that property. He said the rest of it, there is a lot of rock out crops on that side of the property. He said as far as their property after they conveyed this out they would be left with approximately 1.53 acres. He said this building would be serviced by an individual well as well as a private on-site septic system and they did receive Chesprocott's approval. He said it will be a small septic system as retail type use has relatively small flow. He also said that there will be a couple stone walls. He said one stone wall was required by Inland Wetlands as a buffer to the regulated area off the edge of the parking area and there will be another stone wall that will

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, DECEMBER 15, 2010  
TOWN COUNCIL CHAMBERS, 6:30 P.M.  
PAGE 2 of 4**

provide for the difference in slope from the upper side parking area to the lower side parking area. He also said that for drainage they would be containing everything on the site and it would be discharged into a level spreader. He also said typically when you design drainage you have 2 foot sumps in the catch basin but these will have 4 foot sumps. He also said they addressed the concrete curbing that was on the ZEO's letter on the new plans and they addressed the screening around the dumpster. Vanessa Malena asked what the drop was (where they are proposing the stone wall between upper and lower parking area) and Scott Meyer said it was about 8 feet high at the highest point and would be designed by a structural engineer. Vanessa Malena also asked if they would need guardrails there and Dave Kalinowski said if over 4 feet they would need a fence or something. Scott Meyers said he would add that condition (note) on the plans. Ray Mahoney asked why they went with a flat roof and Scott Meyers said he did not design it. There was some discussion on the septic system and Scott Meyers said they could not have a deli or restaurant because that is a clogging waste (grease, etc.) and there is a note on the plan that states the uses for the property. Pete Carmody said he has a problem with the (flat) roof on the building seeing as this is the Rte. 69 corridor and it would not be aesthetically pleasing. Cathe Sherman said she knows some of the other buildings are not very aesthetic but we can only go forward (for the Rte. 69 corridor). Bill Olmstead said he liked the brick on the building and the tin roof but looking for more of a colonial look not a modern look that will go out of style. ZEO said that the regulation for the Rte. 69 Corridor says the intent of the requirements set forth herein is to promote a layout and quality of building and site development, using traditional-style architectural design. ZEO said the public hearing probably would not be closed tonight to give the Engineer the opportunity to come back and address some of the concerns. ZEO also asked what type of guardrails the Commission would like to see there and Ray Mahoney said the wood type. Ray Mahoney said for the fencing around the dumpster maybe the applicant can look at what Rite-Aid has around theirs for an idea. He said if you put up a stockade that would have to be replaced more often.

Curtis Phillips, the owner of property north of said property, and he hopes this proposal will have the least impact on his property. He also said there might be certain provision that can preserve the culture on the piece of land he has. He asked if the owners would consider maybe pine trees or hemlocks as a buffer (to his property). ZEO said that part of the requirements of this Commission when approving a building is that aesthetically it enhances the properties next door. Mr. Phillips and also the owner of the property where said building is proposed gave the Commission permission to go onto their properties (to view property elevations from different angles, etc.).

Jim Lofgren came forward and his concern was the steepness of the driveway. Chairman Mahoney said the driveway already exists. ZEO said the D.O.T. will review everything for pitch and for access onto Rte. 69.

There were no more comments from the Commission or the public and Chairperson Ray Mahoney said the public hearing for this will be continued to January 5, 2011 at 6:30 p.m. in the Council Chambers.

**REGULAR MEETING**

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, DECEMBER 15, 2010  
TOWN COUNCIL CHAMBERS, 6:30 P.M.  
PAGE 3 of 4**

At 7:13 p.m. Chairperson Ray Mahoney called the Regular Meeting to order. (Roll Call Attendance was not taken at this time but members remained as stated above).

**PUBLIC REQUESTS**

There were 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 12/1/10 Regular Meeting.

**APPROVAL OF BILL**

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. #10-444 Andi Laku – Site Plan Application for a 4,227 Square Foot Retail Building at Lot 19C Wolcott Rd. (Next to Wolcott Lanes)**

Chairman Mahoney said the public hearing on this has been continued to 1-5-11 at 6:30 p.m. in the Council Chambers.

**NEW BUSINESS**

There was no New Business at this time.

**ZONING OFFICER'S REPORT**

Dave Kalinowski said a copy of the budget was handed out before the meeting tonight for discussion. He said he went over this with a few of the members and we lowered the budget by \$1100.00. He said if the Commission has any concerns to let him know as this would be handed in next week.

He went on to talk about the article in the paper about the blight ordinance. He said we have approximately 6 properties in town that have been ongoing problems and you get to a point where

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, DECEMBER 15, 2010  
TOWN COUNCIL CHAMBERS, 6:30 P.M.  
PAGE 4 of 4**

your hands are tied. He said they (sub-committee) are trying to get the police involved in this and to increase the fines. He said he can issue all the letters he wants but he tries to work with them and the last thing you want to do is to fine them with the way things are today. Chairman Mahoney said there are organizations in town that will tackle projects like this. Chairman Mahoney said he would get the names of these organizations to the ZEO. ZEO said that some of the people will pick up and then in a couple months the mess is back. He also said he can fine them and they can contact the citation hearing officer, which we do not have one. He said the process is then the Citation Officer hears the complaint and if he agrees with the ZEO's penalties it goes to the Town Attorney, then to the Court System which can take up to two years and if you reach a judgment on that it will then be applied to the land records. ZEO said he believes with the ordinance they are working on now they are looking into trying to give tickets where you cannot register your car (if you have a fine for blight).

Cathe Sherman said we went under budget for Consulting Fees but how are we doing with the Plan of Development. ZEO said we have a \$20,000.00 grant for this and the Consulting Town Engineer is working on this. He also said he believes we should have a rough draft within the next 2 to 3 months on the Plan of Development for the Commission to review. He also said the State extended the time for updating the Plan of Development to next August or September. Cathe Sherman asked about the \$1,000.00 that is under maps and machines and ZEO said it was there because there was supposed to be a system put in (between P&Z and Assessors) where you would be able to put in an address and pull up a visual of the property, print a map, etc.

Chairman Mahoney asked about Paul's Subaru on Wolcott Rd. and ZEO said when he last met with him and his tenants they were arguing about who would put up the privacy fence. ZEO told Paul it was his responsibility as the owner of the property and he is still working on this issue.

Rich Delpier asked about the hockey rink (Crystal Brook) and ZEO said it is in the court systems and a July date was picked for jury selection. It is a long process he said. Bill Olmstead asked about Gentile's property on Wolcott Rd. and ZEO said he is aware of the plans and if Bill wanted to look at them to just come into the office. Bill Olmstead then asked about the van on Wolcott Tire property that has sign stating "We Sell Houses". ZEO said if not registered it is up to Police Dept. to look into.

**EXECUTIVE SESSION**

There was no Executive Session at this time.

**ADJOURNMENT**

Upon **MOTION** by Cathe Sherman, seconded by Pete Carmody, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:35 p.m.

APPROVED:

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, DECEMBER 15, 2010  
TOWN COUNCIL CHAMBERS, 6:30 P.M.  
PAGE 5 of 4**

---

Ray Mahoney, Chairman  
Planning & Zoning Commission

---

Edna Henderson, Recording Secretary  
Planning & Zoning Commission

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, DECEMBER 15, 2010  
TOWN COUNCIL CHAMBERS, 6:30 P.M.  
PAGE 6 of 4**