

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, MAY 19, 2010
TOWN COUNCIL CHAMBERS, 6:30 P.M.
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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.

Chairman Ray Mahoney called the Public Hearing 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:

PERMIT APPLICATIONS

1. #10-433 Robert and Christine Wright – Special Use Permit for a Daycare/Preschool Facility at 1790 Meriden Rd.

Steve Giudice from Harry E. Cole and Son came forward and said at the last meeting there was discussion regarding handicap space locations, bollard placement, possible use of jersey barriers, fencing, materials for the play area and the area behind the building. He said they made modifications to the plan, they moved the handicap space (now one at each side of parking area), decreased the space between bollards and included detail for jersey barriers (around play area). He said it would be bollards, barriers then fencing around area. He said they modified the depression in the back area. He said they proposed a small grass depression to handle run-off from the paved area. He also said there is an existing pipe that runs in that location and they are proposing to eliminate a portion of the pipe and tie into the depression. He said the Wetlands area is located in Cheshire and they have a 50 foot upland review area and Wolcott has a 100 foot upland review area. He said he will be meeting with the Cheshire Inland Wetlands person on Monday or Tuesday. He said he believes they addressed all the concerns that the Commission and Mr. Kalinowski (ZEO) had. He also said that if Cheshire had any issue it just may be to remove the pipe and provide more of a grassy area for water to flow from the depression to the wetlands. Cathe Sherman said it appears they have addressed all of the previous concerns except has C.O.G. been informed. Recording Secretary stated C.O.G. was called but they did not require review of these plans, they just review Zone Text Amendments and Zone Changes.

Chairman Mahoney said at this time the Public Hearing on this is closed with the exception of receiving Cheshire's response and response from the ZEO as long as the Commission is in

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agreement. They all were in agreement to close the Public Hearing.

REGULAR MEETING

At 6:42 p.m. Chairperson Ray Mahoney called the Regular Meeting to order.

PUBLIC REQUESTS

There were no Public Requests at this time.

APPROVAL OF MINUTES

Upon **MOTION** by Pete Carmody, seconded by Cathe Sherman, it was unanimously voted to **APPROVE** the minutes from the 5/5/10 Public Hearing and 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. #10-433 Robert and Christine Wright – Special Use Permit for a Daycare/Preschool Facility at 1790 Meriden Rd.**

Chairman Mahoney stated the Public Hearing was closed on this. A **MOTION** was offered by Cathe Sherman to **APPROVE** #10-433 Robert and Christine Wright – Special Use Permit for a Daycare/Preschool Facility at 1790 Meriden. Rd. with the condition that Cheshire does not have any issues. There was no second to this motion. Chairman Mahoney said this will have to wait until we get the information from Cheshire and the ZEO.

- 2. #10-430 Musco Propane – Site Plan Application (and Zoning Permit) for (3) 10,000 gallon above ground propane storage tanks at 585 Wolcott Rd.**

A **MOTION** was made by Pete Carmody to **DENY** #10-430 – Musco Propane – Site Plan Application (and Zoning Permit) for (3) 10,000 gallon above ground propane storage tanks at 585 Wolcott Rd. Wolcott, CT because it does not meet Section 31 and 35 of the Town of Wolcott

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Zoning Regulations and also did not meet the Town of Wolcott Plan of Development for the following reasons:

1. The plan did not promote an aesthetic quality of development consistent with the traditional image of Wolcott.
2. We should not encourage or set precedent of the installation of above ground bulk storage tanks or tank farms along the Rte. 69 Corridor nor was that the intent of the Plan of Development.
3. Safe circulation of traffic could not be obtained at all times.
4. No screening or landscape enhancement was submitted.
5. No architectural design of the proposal was offered.
6. The expansion of bulk storage tanks was more for a use that is not permitted in Schedule A than it was to expand the operations of Musco Fuel as a retailer.
7. An alternative plan to bury the tanks that would be more consistent to the current Rte. 69 Corridor and development was not looked into.

Cathe Sherman seconded the above motion and a roll call vote was taken to deny application #10-430 and the outcome was as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Pete Carmody	X		
Cathe Sherman	X		
Sam Zotto	X		
Bill Olmstead	X		
Ray Mahoney	X		

Motion Carries 5 Yes to Deny Application #10-430

3. #10-437 and #10-438 RSK Realty – Special Use Permit and Site Plan Application for 48 Non-Assisted Elderly Rental Units at Lyman Rd. and Potuccos Ring Rd.

Upon **MOTION** by Pete Carmody, seconded by Cathe Sherman, it was unanimously voted to **SCHEDULE** a Public Hearing on #10-437 and #10-438 RSK Realty – Special Use Permit and Site Plan Application for 48 Non-Assisted Elderly Rental Units at Lyman Rd. and Potuccos Ring Rd. for 6/2/10 at 6:30 p.m. in the Council Chambers.

NEW BUSINESS

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There was no New Business at this time.

ZONING ENFORCEMENT OFFICER'S REPORT

There was no Zoning Enforcement Officer's Report at this time.

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 6:50 p.m.

APPROVED:

Ray Mahoney, Chairperson
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission

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