

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, JUNE 16, 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 6:31 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, Rich Delpier

ALTERNATES ABSENT: Vanessa Malena

ALSO PRESENT: Dave Kalinowski, ZEO

PERMIT APPLICATIONS

- 1. #10-437 and #10-438 RSK Realty – Special Use Permit and Site Plan Application for 48 Non-Assisted Elderly Rental Units at Lyman and Potuccos Ring Rd.**

ZEO said there were revised plans delivered to the office today and a set was forwarded to Consulting Town Planner for his review. He said the new plans would need to be reviewed by the Fire Marshal. Steve Giudice went over the comments from Bruce Cyr, a firefighter from Company #3 and said they have addressed them in the revised plans. The two issues Mr. Cyr had were to relocate the fire hydrant out at Lyman Road and the close fit for apparatus around the island at the main entrance. Mr. Giudice said Mr. Cyr asked for notification (a couple days) if any road closures were going to happen during construction in order for him to notify the volunteer firefighters. Mr. Giudice said he would also incorporate that in the conditions for this site.

Mr. Giudice then responded to the letter dated 6/1/10 from Tony Panico. In response to comment # 1 Mr. Giudice said they redesigned the units that had two bedrooms to have one bedroom on the first floor and one on the second floor. He said they maintained the same footprint that was on the proposed plans it was just a modification to interior space. He said in response to comment #2 they have increased the access drive to 24 feet throughout the site and they spoke with Russ Emons regarding public safety who said he would forward plans to the appropriate people. He said in response to comment #3 he said they brought the parking count up to 1.5 spaces per unit even though the regulation only requires 1.25 spaces/unit for single bedroom and 1.5 spaces/unit for two bedroom. Chairman Mahoney asked if they could find a spot to put more parking spaces. Mr. Giudice said they have a problem with us asking for more parking as they have gone above and beyond what the regulations require. He also said these are very small units. ZEO said what we

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have in town for 55 and older is on Beach Rd. and they have a garage for every car and one parking spot. He said the Commission does not want this to look like an apartment complex and they want to make sure there is adequate parking. Mr. Giudice said that at the last meeting he said he would get the parking to 1.5 spaces and now they are assuming that every house is going to have two cars. ZEO asked if there is a spot on the plan that they could put overflow parking. Mr. Giudice said there are areas that they could propose additional parking if need be but then they would have to go before the Wetlands Commission and this Commission again. There was continued discussion regarding the number of parking spaces required and what's proposed. Cathe Sherman said her concern was a safety issue with emergency vehicles if people are parking along the entrance ways or curbing. Steve Giudice said they will go back to the drawing board and will try to propose additional parking for future use if required. In response to comment #4 Mr. Giudice said they moved a few of the dumpsters and are proposing white vinyl fencing for screening. In response to comment #5 he said they are not proposing any outside storage materials near the maintenance building and he said we discussed at the last meeting that the location shown was the best location. In response to comment #6 he said they submitted turning movements for the Fire Dept. to review (and he responded earlier in the minutes to Bruce Cyr's concerns) and he feels they have the proper turning movements for safety vehicles. In response to comment #7 he said they increased the sizes of the plantings, added calipers and they moved the crap apple trees away from the sidewalk areas where they might cause tripping.

Mr. Giudice said they added possible propane tank locations (for underground propane). He said if it is oil heat it will be in the building, if it is gas they won't need any tanks and if it is propane it will be outside – underground. ZEO said we should have all the information from Consulting Town Planner and Engineer for the next meeting. ZEO asked if there would be a program schedule to ensure us that the catch basins would be cleaned and Steve Giudice said he believes there is a maintenance schedule in the drainage calculation plans.

Steve Bosco again stated that a development like this (senior apartments) is desperately needed. He said the two complexes we have now are Wolf Hill Road (109 units) and Edgemont (78 units) and we still have a three year waiting list. Again he said (with these types of units) there is zero cost to the town, no new roads to be maintained, no garbage collection, etc. He told the Commission they should take the time to investigate (the two complexes in town now) as he believes the elderly would rather see more greenery versus pavement.

Chairman Mahoney said the public hearing for this will be continued to the 7/7/10 meeting at 6:30 p.m. in the Council Chambers.

REGULAR MEETING

At 7:30 p.m. Chairperson Ray Mahoney called the Regular Meeting to order and roll call attendance was taken. (Same as the public hearing attendance listed above).

PUBLIC REQUESTS

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There were no Public Requests at this time.

APPROVAL OF MINUTES

Upon **MOTION** by Pete Carmody, seconded by Chris Edquist, it was unanimously voted to **APPROVE** the minutes from the 6/2/10 Public Hearing and Regular Meeting.

Cathe Sherman abstained due to absence at last 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.**

ZEO said there was a wetland meeting (in Cheshire) last night where there was a favorable review of the plan but no approval. He said hopefully this will be all set by the July meeting.

- 2. #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.**

The public hearing on this was continued to the 7/7/10 meeting at 6:30 p.m. in the Council Chambers.

NEW BUSINESS

There was no New Business at this time.

ZONING ENFORCEMENT OFFICER'S REPORT

ZEO said we received a letter back from the owners of property on Meriden Rd. (#1261) regarding the illegal sales of motor vehicles. The owner said they notified their tenants that this was a violation of their lease and they will monitor the area and have cars towed. He said as far as the

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property (at #1299) the owner said part of his property is in Waterbury and that is where the cars for sale are. ZEO said the owner was going to supply him with a map showing this and any future complaints would need to be addressed through Waterbury. ZEO said that Margaret Terrace is asking for road acceptance and Cedar Ave. is removing the existing cul-de-sac and finishing road. He said the project on Beach Road has been quiet. He also said he was informed that there will be citation officers put in place and hopefully this would be fine tuned within the next month. He said it is his understanding that it would be the Constables that would be the citation officers but his concern was that they had to understand the regulations, fines, etc.

Chairman Mahoney asked the ZEO about Commission members speaking to applicants (attendees) after the meetings. ZEO said when you have an application before you for a public hearing, etc. you are not suppose to discuss that with anyone. He said you have to remain bias until the public hearing is over (and decision is made). He said you can tell them what regulation to read if they have any questions but you need to watch how you conduct yourself while the meetings are going on.

ZEO said there is a fruit business that wants to go in at 690 Wolcott Rd. and he said there is a tractor trailer continuously parked on the property there so he will not issue a permit until that is removed.

It was stated that the owner of the property where the tractor trailer is parked is not 690 Wolcott Rd. so ZEO said he would approve the fruit business application before him. Chairman Mahoney asked if the property at (654 Wolcott Rd.) has their drawings (paperwork) in and ZEO said they took out the permit to re-face the front of the building, etc. Chairman Mahoney said there is a tent at Harold's Deli for plants and ZEO said he will 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 7:50 p.m.

APPROVED:

Ray Mahoney, Chairperson
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission

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