

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, JUNE 2, 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 6:34 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Pete Carmody, Ray Mahoney

MEMBERS ABSENT: Cathe Sherman, Sam Zotto, Bill Olmstead

ALTERNATES PRESENT: Chris Edquist, Vanessa Malena

ALTERNATES ABSENT: Rich Delpier

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.

Pete Carmody read the letter dated 5/24/10 from Harry E. Cole and Son. This letter was in response to the letter from A.J. Panico dated 4/29/10. Vanessa Malena then read letter dated 6/1/10 from A.J. Panico which was in response to Harry E. Cole's letter from 5/24/10. (All letters are on file in the Planning and Zoning Office). ZEO Dave Kalinowski said the amended plan and drainage report was sent out to the Town Consulting Engineer and we will have his response for the next meeting.

Steve Giudice from Harry E. Cole and Son came forward to go over their proposal and to address the comments from Tony Panico's letter. He said they have a 7.50 acre property that is zoned R-30. He said the site is moderately sloped with 1.9 acres of wetlands that is flagged. He said there are currently 6 buildings on site, which include 3 houses (with apartments), 2 brick apartment buildings and one garage. He said the site has on-site wells and sanitary sewers. He said they are proposing to remove 2 of the existing houses and the garage and keep one house and two apartment buildings. He said of the 59 units, 11 are units contained in the existing 2 buildings and the one house. He said they are proposing 48 additional units and will service the site by public water and utilize the existing sewers in the public streets. He said they are proposing to extend the water main up MacCormack Drive and the plans were approved by Sewer and Water already. The site will have a new driveway and will be accessed from Lyman Road. He said they discussed the drainage issue in depth when they went through Inland Wetlands and those issues were addressed at that time. He said they have reduced the cubic feet per second so it will not have a negative impact to the drainage system. He said the application also includes a couple of walking trails with

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park benches, picnic tables and bocce courts along the trails. It was stated that the walking trails are not illuminated. He said they are proposing a maintenance building in the back corner of the property and they will address Mr. Panico's comments on this later. He said the plans include an extensive landscape plan, which Inland Wetlands spent a lot of time reviewing but he will review those plans again to address Mr. Panico's comments. He said they made changes to the original plans submitted to Inland Wetlands two years ago after reviewing with them and Dave Kalinowski.

At that time they eliminated units and parking spaces, increased the size of detention basins, increased the amount of landscaping to bring forth a plan that the Commission and the residents would be comfortable with.

Steve Giudice then addressed Mr. Panico's letter dated 4/29/10 in which he said that the response to #4 was incomplete. He said they will revise the plans to have a bedroom on the first floor in response to #1 of said letter. He said regarding the main access drive they could revise the roadway to 24 feet to accommodate Mr. Panico's comments. He said regarding comment #3 the application meets the regulations and they based the parking spaces on the parking calculations according to said regulations. He said the regulations require 1.25 spaces for single units and 1.5 for two bedroom units and they do not have designated visitor parking spaces. He said again it is not their intent to undermine Mr. Panico and they could easily get to 1.5 parking spaces for all the units in the complex. He believes that would increase the parking spaces by around 15 to 16 spaces. He said there could be some parking spaces in the front of the buildings if the Commission felt strongly about it. He said they have a total of 9 handicap spaces. Vanessa Malena asked if the existing buildings would be modified and if they would change to be 55 and over and Steve Giudice said there will be some improvements and the entire complex will be 55 and over. Chairman Mahoney said his concern would be the number of handicap spaces due to it being a 55 and over complex. Steve Giudice said regarding comment #4 they did consider curbside bins but because there are no garages they felt it would be more of an eyesore as the bins would be left outside. He said they would relocate a few of the dumpsters and would consider white vinyl fencing with tree screening around them. He said they put the maintenance building where they thought it would be out of the way but Mr. Panico is suggesting tucking it into the corner. Steve Giudice said the maintenance building is for storing of lawn mowers, trimmers and equipment needed to maintain site and there will be no outside storage of sand, mulch, etc. Chairman Mahoney asked how close the building was to the units and Steve Giudice said about 50 feet but by moving it then it would become closer. Steve Giudice said regarding #6 they feel they have sufficient turning movements for fire vehicles and he believes the Fire Marshal has reviewed these plans and he will get some sort of response from him. He also said regarding #7 they will speak to Cynthia about increasing the sizes of the trees or the placement of them. He said in general they will make the changes they need to make along with incorporating any comments from the Commission or the public. He said it wasn't their intent to avoid Mr. Panico's comments, as he thought they were valid, they were just trying to explain why they did what they did and to get the Commission's input on some of the items. Vanessa Malena requested they modify the landscape plan to show a plant list and as far as the crab apple trees go along the sidewalks and roadways she would suggest reconsidering that with the elderly walking along those areas. She also asked what type of heating would be supplied, propane tanks, individual oil tanks. Mr. Giudice said they have not gotten that far but it would be either the individual oil tanks in the units or buried propane

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tanks. Vanessa said the reason she is questioning this is because if it is going to be buried tanks you need to consider the wetlands and wells.

Mr. Hillson, Traffic Engineering Solutions, said they prepared a traffic study that was for a 71 unit facility which is now scaled down to 59 units therefore the results of that study over state the trips. He said they made traffic counts and machine counts on Lyman Rd. and Potuccos Ring Rd. He said they also did turning movement counts on both roads. He said the machine counts were maintained for a 24 hour period and the turning movement counts were done during the morning and afternoon peak periods. He said they did capacity analysis for existing and future conditions at the intersection and the main driveway. Vanessa Malena said something she does not see on the plan is the fact that there is a firehouse at the corner and was that traffic taken into consideration. Mr. Hillson said the firehouse would have a limited number of calls and they do have sirens and flashing lights and the state laws require you to pull over to let them by. He said that they found the operating level of service during the morning and afternoon hours would be level Service A for the most part with one level of Service B. He said level of services goes A thru F with A being the best. He said that site lines looking from the left and right require removal and thinning of vegetation along the site frontage. He said there are a number of good sized trees in the area and suggest the removal of undergrowth in that area and thinning of trees. He said that at the intersection 2 out of the 3 legs have stop signs. The south leg does not have a stop sign and what they suggest if it becomes necessary after the units are occupied they would have a stop sign installed. Chris Edquist said that the intersection is very busy and they should consider that now than having it be an afterthought. Steve Giudice said the Police Dept. monitors the installation of stop signs. Mr. Hillson said these traffic counts were done about 3 years ago and the report was prepared around 2 years ago.

Steve Bosco said we have always had a desperate need for senior apartments in this town. He said we have an older population and people are downsizing and that there are waiting lists at the existing developments. He said about 1-1/2 years ago the current Mayor put an article in the paper stating there was a need for senior housing in Wolcott and should be a top priority. He said the benefits to the Town would be to give the seniors an opportunity to downsize and stay in Town. He said MacCormack Drive is in desperate need of water. He said that this development would have zero impact to the schools, to roads and garbage collection, etc. but it has a benefit. He said that would be taxes for personal property, taxes for the buildings, taxes for sewer usage, etc. He said he would urge the Commission to encourage this development.

ZEO Dave Kalinowski said the Commission should review the Market Study and Impact Analysis for Wolcott Senior Rental Housing (that was handed out tonight) prior to the next meeting. Greg Holland from Coach Drive asked if this development falls under Regulation #32.2.20 – Age Restricted Planned Residential Developments. ZEO said it falls under 32.2.7 according to the letter from Tony Panico. He then asked where does age 55 come into play as he thought it was 62 years and Vanessa Malena said there was an amendment on 32.2.7g (that states 55 years of age). He asked about #32.2.7a if the lot size was before or after wetlands are taken into consideration and ZEO and Chairman Mahoney said it is the total parcel.

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Steve Giudice asked the Commission if they had a problem with the location of the maintenance building. Pete Carmody said Mr. Panico's concerns with the building were more because of stockpiling of sand, mulch, etc. Rob Onofreo said the building would be to store light bulbs, paint, snow blowers and lawn mowers. He also said he does not see why there is a need to put trees and shrubs around the building and ZEO said as long as there are trees along the back of the residential property. Steve Giudice asked that the public hearing be continued to the next meeting and they will provide new plans to Mr. Panico and will also incorporate any comments from the Town Engineer. Again Vanessa Malena said they need to consider the fuel source and how they are going to address that and Steve Giudice said he will talk to the applicant and address it on the plans. Chris Edquist questioned the turnaround areas for fire equipment and Steve Giudice said he will address the turning movements on the plan. ZEO said as soon as he gets the new plans he will forward to Fire Marshal who should forward it to the Police Dept. for their comments.

Chairman Mahoney said the public hearing for this will be continued to the 6/16/10 meeting at 6:30 p.m. in the Council Chambers.

REGULAR MEETING

At 7:54 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).

At this time Chris Edquist and Vanessa Malena were seated as regular members.

PUBLIC REQUESTS

There were no Public Requests at this time.

APPROVAL OF MINUTES

Upon **MOTION** by Pete Carmody, seconded by Vanessa Malena, it was unanimously voted to **APPROVE** the minutes from the 5/19/10 Public Hearing and Regular Meeting.

APPROVAL OF BILL

There were no Bills at this time.

CORRESPONDENCES

Pete Carmody read letter from Town of Cheshire dated 6/2/10 addressed to Steve Giudice regarding the Wetlands determination for 1790-1804 Meriden Rd. (Daycare Facility)

SUBCOMMITTEE REPORTS

There were no Subcommittee Reports at this time.

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OLD BUSINESS

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

Chairman Mahoney said the public hearing on this was closed at last meeting and the only exception was to receive correspondence from the Town of Cheshire and ZEO if needed. ZEO said Steve Giudice could not speak about the letter from the Town of Cheshire as the public hearing was closed.

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.

The public hearing on this was continued to the 6/16/10 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 letters have been sent to the properties on Meriden Rd. where they were selling motor vehicles. He said there is a ZBA meeting next week regarding the cease and desist for Musco Propane pertaining to wholesale. He said there are a few court cases coming up, one for Cedar Lake area (1732 Wolcott Rd.) and one for Musco Propane for the 30,000 gallon tank application and also where they wanted to amend the regulation. ZEO said that ZBA ruled 5-0 in his favor to remove the hockey rink (Crystal Brook Rd.) however their attorney has taken it to the court system. Vanessa Malena asked about the Wolcott Rd. property (old Laundromat) and the ZEO said they are not changing the building but the Building Dept. is waiting for the architectural. He also said when the building is complete any new use would have to come before the Commission. There was a brief discussion regarding the sale of motor vehicles on Meriden Rd. (Above All Car Detailing). Chairman Mahoney said he spoke to them and they were supposed to come in and take out an application. ZEO said we send out violation letters and if they do not answer them you then can send a citation letter but we currently do not have a Citation Hearing Officer. Vanessa Malena asked if you could use the Constables to be the Citation Officer and ZEO said that in the Ordinance and the State Statutes it tells you how to go about appointing the Citation Officer. ZEO said they are working with the Town Council to start fining those in violation and enforcing it. Chairman Mahoney said he took a course at UCONN last Saturday and said it was very informative and would recommend if anyone else has the chance to take the course.

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EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Pete Carmody, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Regular Meeting at 8:15p.m.

APPROVED:

Ray Mahoney, Chairperson
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission

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