

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, JULY 7, 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.**

Vice-Chairperson Cathe Sherman 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

**MEMBERS ABSENT:** Ray Mahoney, Bill Olmstead

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

**ALTERNATES ABSENT:** Vanessa Malena

**ALSO PRESENT:**

**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.**

Steve Giudice from Harry E. Cole and Son came forward and said he has been working with the Town Planner, Z.E.O., Fire Marshal and Town Engineer to bring plans up to conformance with their recommendations. He said the biggest issue has been the parking spaces and with the new drawings he shows the future parking areas which would bring it up to 2.03 parking spaces per unit if need be. He also said that they do not think they need the additional parking spaces but the concern (of the Commission) was if you do need them would there be a place to put them. He said in the lower left corner of sheet C1.1 there is a note that states the future parking is at the discretion of the Commission. He said they feel they could get to the 2 spaces per unit that Mr. Panico recommends but they would like to defer those parking spaces until it is deemed that they actual need them. Mr. Giudice says in response to comment #2 (on Mr. Panico's letter dated 6/24/10), regarding the Police Dept., Fire Chief and Town Engineer he spoke with Russ Emons and also received a correspondence from an Engineer who is part of the Fire Dept. and reviewed the plans but thinks Mr. Kalinowski (ZEO) would feel more comfortable with hearing from Mr. Emons. Recording Secretary stated that the Fire Marshal was given the plans (old) and a copy of the letter from Bruce Cyr (Co.3 Fire House) and he would review the plans but if Mr. Cyr was okay with the plans he would probably be also. Mr. Giudice said in response to comment #3 they restored a dumpster near unit 206, they proposed a gate across the front of the dumpster and they did slide the dumpster by unit 406 back. He said in response to comment #4 they did modify the plans to increase the size of the plantings and added landscaping around dumpster areas. He said in response to comment #5 they did add light poles around the dumpster areas and some small shrubs around the entry island. He said they feel they have followed all Mr. Panico's recommendations.

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Mr. Giudice said they received some comments from Mark Possidento, (Consulting Town Engineer), regarding stormwater management and his biggest concern was the maintenance of stormwater control. He said Mr. Possidento wanted a maintenance schedule, which was submitted with the drainage calculations report, but he handed in another schedule to the Commission. He said the other recommendation was a silt sack inlet control device. He said this is a sack that goes into the catch basins during construction process that provides an area to collect debris and sediment. Mr. Giudice said this is a temporary erosion control device used during construction process and is removed once site is stabilized. He also said Mr. Possidento's other comment was to remove any sediment that accumulated in the catch basins during construction and disposed of it in an environmentally friendly manner, which is part of their erosion control narrative that they follow. He said one other item discussed during the conversation with Mr. Possidento was regarding the change of pavement width from 22 feet to 24 feet. Mr. Giudice said he has a letter from a Professional Engineer from his office that said there is no significant impact to the catch basins (because of the width change). He also said he did not know how to handle or where to begin on what Mr. Possidento recommends regarding a 30 year performance bond. He said this is a privately owned site, with privately held maintenance system and the Town is not responsible for cleaning it but they have the right to enforce the clean-up of this site through the ZEO if need be. Vice-Chairperson Cathe Bruce said that this bond issue would be deferred to the ZEO. She also said she would be more comfortable if (the additional parking spaces) were put into the plan now not for future use. She had concern about the island in the lower left portion of the plans (with fire apparatus being able to get in there and turn around). Commissioner Edquist said the ladder truck is 42 feet long and that Bruce Cyr did address this in his letter.

Again Mr. Giudice said with concern to the parking spaces he asked that the Commission would consider deferring the spaces, especially the ones in front of the two existing buildings. He said if you really have to have some (more spaces) he would be willing to do the 10 (spaces) that are shown in the middle of the plans. Commissioner Edquist said that when construction companies come in with equipment he wanted it noted that they do not block the road.

Steve Bosco said that bonds are usually in place for subdivisions and they are normally a 1 year bond. He said the bonding happens after approval. Commissioner Carmody said this is privately owned and will be maintained by the owners and the only variable would be if they sold it you would have to make sure the person buying it is on board with the maintenance schedule. Attorney Bruno said

as far as the bond goes there is no way the Town could call a bond (on private property) as they would not be able to get into the property because it is private property. He said the Town would be fully protected as there will be a maintenance bond after approval.

Vice-Chairperson Cathe Sherman said the public hearing for this is closed with the exception of receiving correspondence from the ZEO, Fire Marshal or Consulting Town Engineer.

**REGULAR MEETING**

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At 7:04 p.m. Vice- Chairperson Cathe Sherman called the Regular Meeting to order and roll call attendance was taken. (Same as the public hearing attendance listed above).

At this time Rich Delpier was seated as a Regular Member.

**PUBLIC REQUESTS**

There were no Public Requests at this time.

**APPROVAL OF MINUTES**

Upon **MOTION** by Pete Carmody, seconded by Sam Zotto, it was unanimously voted to **APPROVE** the minutes from the 6/16/10 Public Hearing and Regular Meeting.

**APPROVAL OF BILL**

There were no Bills at this time.

At this time Chris Edquist was seated as a Regular Member.

**CORRESPONDENCES**

There were no Correspondences at this time. (Steve Giudice addressed the correspondences from Tony Panico and Mark Possidento during the public hearing section of this meeting).

**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.**

At this time it was stated that there was a correspondence received from the Cheshire Inland Wetlands (minutes from their meeting on 7-6-10). Commissioner Carmody read into record a letter from Dave Kalinowski, ZEO, dated 7/7/10. (copy attached)

Upon **MOTION** by Pete Carmody, seconded by Rich Delpier, it was unanimously voted to **APPROVE** #10-433 Robert and Christine Wright – Special Use Permit for a Daycare/Preschool Facility at 1790 Meriden Rd. per the conditions stated in letter from Dave Kalinowski, ZEO, dated 7/7/10.

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At this time Commissioner Zotto said the reason he asked about conditions (paving) of above was to be completed before certificate of occupancy was because he was questioned about the business on Wolcott Rd. where they are operating and the parking lot is not paved yet. Commissioner Carmody did not think that was a stipulation but Commissioner Zotto thought it was when the weather was warmer.

**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.**

Vice-Chairperson said we may still have information from the ZEO, Fire Marshal and Town Engineer to be received.

**NEW BUSINESS**

**1. Acceptance of the extension to the existing Margaret Terrace as a Town Road.**

At this time Commissioner Carmody read the letter from Dave Kalinowski, Site Inspector and ZEO, dated 7/1/10 (on file #06-327).

Upon **MOTION** by Pete Carmody, seconded by Sam Zotto, it was unanimously voted to approve the acceptance of Margaret Terrace (extension to the already existing Margaret Terrace) as a Town Road upon the conditions stated in letter dated 7/1/10 from ZEO David Kalinowski.

**ZONING ENFORCEMENT OFFICER'S REPORT**

At this time Commissioner Rich Delpier asked about the building where roof is caving in at Morrone's Gas Station on Wolcott Rd. Recording Secretary said this has been looked into by the Building Official (and the State has regulations as to allowing building to be demolished) but she will ask him to look into again.

**EXECUTIVE SESSION**

There was no Executive Session at this time.

**ADJOURNMENT**

Upon **MOTION** by Pete Carmody, seconded by Sam Zotto, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:15 p.m.

APPROVED:

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Ray Mahoney, Chairperson

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Edna Henderson, Recording Secretary

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Planning & Zoning Commission

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