

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, JANUARY 19, 2011
TOWN COUNCIL CHAMBERS, 6:30 P.M.
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MINUTES

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 Regular Meeting to order at 6:35 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: None

ALTERNATES PRESENT: Rich Delpier

ALTERNATES ABSENT: Chris Edquist, Vanessa Malena

ALSO PRESENT:

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 Cathe Sherman, seconded by Pete Carmody, it was unanimously voted to **APPROVE** the minutes from the 1/5/11 Public Hearing and Regular Meeting.

APPROVAL OF BILLS

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 Sq. Ft. Retail Building at Lot 19C Wolcott Rd. (Next to Wolcott Lanes)**

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A **MOTION** was offered by Pete Carmody, seconded by Cathe Sherman, to approve #10-444 Andi Laku - Site Plan Application for a 4,227 square foot retail building at Lot 19C Wolcott Rd. with the following conditions:

1. Proper soil and erosion bond be in place prior to work commencing.
2. Inspection fee, to be determined by the Site Inspector, must be in place prior to work commencing.
3. Building shall be per design labeled Schedule A on the architectural plans submitted at the 1/5/11 meeting. Final approval of building shall be presented before the Planning and Zoning Commission prior to work commencing.

After a brief discussion Pete Carmody withdrew his motion and Cathe Sherman withdrew her second.

A **MOTION** was offered by Pete Carmody, seconded by Cathe Sherman, to approve #10-444 Andi Laku - Site Plan Application for a 4,227 square foot retail building at Lot 19C Wolcott Rd. with the following conditions:

1. Proper soil and erosion bond be in place prior to work commencing.
2. Inspection fee, to be determined by the Site Inspector, must be in place prior to work commencing.
3. Building shall be per design labeled Schedule A on the architectural plans submitted at the 1/5/11 meeting. Final approval of building shall be presented before the Planning and Zoning Commission prior to work commencing.
4. Per Site Plan dated (with revision date of) 12/27/10.

A discussion followed regarding if the split face block is traditional architecture. Bill Olmstead does not believe it is he said it is contemporary. Pete Carmody said that is his opinion and that the applicants have done everything the Commission asked of them and are happy with the design of the building. Pete Carmody said to define traditional everybody has their own opinion of that and he feels stucco does not hold up as well. Ray Mahoney said that he believes what was said was we want to try and keep with the traditional, not that we (the Commission) has to adhere to it 100 percent. He said like what Commission Carmody said it is up to your (own) interpretation on what you call traditional and when the vote comes around you have to option to say no. Rich Delpier asked what the percentage of the whole building was that we are talking about (for the split face block) and Bill Olmstead said around 50 percent. Rich Delpier said we need to bend a little because everything is so tight right now. Bill Olmstead's concern was that the split face block is fairly new and may go out of style.

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After this brief discussion a roll call vote was taken (to approve #10-444) and the outcome was as follows:

	Yes	No	
Pete Carmody	X		
Cathe Sherman	X		
Bill Olmstead			Undecided
Rich Delpier	X		
Ray Mahoney	X		

Motion carries as 4 yes and 1 undecided.

NEW BUSINESS

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

ADJOURNMENT

Upon **MOTION** by Cathe Sherman, seconded by Pete Carmody, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:52 p.m.

APPROVED:

Ray Mahoney, Chairperson
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission

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