

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, JANUARY 5, 2011  
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:** David Kalinowski, ZEO

**PERMIT APPLICATIONS**

**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)**

Chairman Mahoney stated this public hearing was continued from last meeting. ZEO Dave Kalinowski stated that at last meeting some of the concerns were a buffer between property lines, a guardrail issue along the driveway and the (enclosure of) dumpster area. He said he has not seen the new architectural plans yet. Scott Meyers, Professional Engineer and Land Surveyor, came forward and said he added a wood timber guide rail on top of the wall, changed the screening for the dumpster area to have a wall enclosure around it with chain link gates with slats and added a fence on the stone wall that is acting as a buffer to the wetland area. He also said the last thing he added was 16 white pines on the northerly side of the property (for Mr. Phillips) as a buffer. At this time Mr. Neti, the architect, came forward to explain the building plans. Mr. Neti said there will be split face blocks and brick used on the building and the mechanicals will be in the center of the building. Bill Olmstead said his concern was the split face blocks have an industrial look to them and he does not see that as being a traditional type building. Mr. Neti said this is only a 4,000 square foot building for retail stores therefore you cannot have a really complicated design. Chairman Mahoney said he feels they did a good job on the changes that were asked of them at last meeting.

Curt Phillips came forward and said the original height of the building was 16 feet and this one (new plan) looks considerably higher. Mr. Neti said it would not be higher than 30 feet at the peak. Mr. Phillips asked where buffer of trees would be on the property and Scott Meyers said they would be staggered, some being around 5 feet and some 10 feet from property line.

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There were no more comments from the Commission or the public and Chairperson Ray Mahoney closed the public hearing on this application.

**REGULAR MEETING**

At 7:13 p.m. Chairperson Ray Mahoney called the Regular Meeting to order and Roll Call Attendance was taken. (Same as above)

**PUBLIC REQUESTS**

Chris O'Brien, Vice-Chairman of Economic Development Commission, said they have had a few discussions about what his commission has been working on the last few months and he said they have been working on a website to try to attract businesses to town. He also said he would like to open up conversation with this commission as far as development in town, etc. He said they have sent out a business survey to get comments from businesses in town. He said in some areas there are reputations that Wolcott has as far as what is acceptable and what we are looking for when it comes to development in town. Rich Delpier asked about the Industrial zoned property that is off the black list if they will be going after Commercial businesses instead. Chris O'Brien said this is the Nutmeg Valley, Tosun Rd. area and the plan right now is to redevelop the area and to make sure the sewer lines are intact and that water is available down there.

**APPROVAL OF MINUTES**

Upon **MOTION** by Cathe Sherman, seconded by Pete Carmody, it was unanimously voted to **APPROVE** the minutes from the 12/15/10 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. #10-444 Andi Laku – Site Plan Application for a 4,227 Square Foot Retail Building at Lot 19C Wolcott Rd. (Next to Wolcott Lanes)**

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Chairman Mahoney said the public hearing was closed on this tonight and ZEO Dave Kalinowski recommended that the Commission review the new plan handed in tonight and it would give him a chance to review it also. Vanessa Malena asked about the land that was to be given to the town on this and ZEO Dave Kalinowski said that was through the Inland Wetlands plan approval and it does show on the plans.

Upon **MOTION** by Pete Carmody, seconded by Cathe Sherman, it was unanimously voted to **TABLE** this application until the next meeting January 19, 2011.

**NEW BUSINESS**

There was no New Business at this time.

**ZONING OFFICER'S REPORT**

ZEO Dave Kalinowski said he has been talking to a few people on the Town Council that are working on the new blight ordinance and trying to get it into effect with hope in resolving those few properties that have been an ongoing issue. ZEO said that Eva's Terrace still has not met the conditions that were put on their approval and it is in the hands of the Attorney. Vanessa Malena said they have another project about to begin in town and wondered if we have any pull on it and ZEO said that project is far from starting. He also said at that time they would have to go through sewer and water and bonds would have to be put in place to protect the town, etc.

Chairman Mahoney asked about the issues at Paul's Subaru and how that was coming along. ZEO said they have put the cars in an orderly fashion but has not put up a fence yet. He also said obviously if the blight (ordinance) comes into effect and we are able to have some pull with it then he would turn it over to the Attorney to process it. Chairman Mahoney asked about the skating rink and ZEO said it is still in court and they have been trying to resolve this with the owner and the neighbor.

**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 7:15 p.m.

APPROVED:

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Ray Mahoney, Chairman  
Planning & Zoning Commission

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Edna Henderson, Recording Secretary  
Planning & Zoning Commission

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