

**WOLCOTT PLANNING & ZONING  
REGULAR MEETING  
WEDNESDAY, NOVEMBER 2, 2011  
TOWN COUNCIL CHAMBERS, 6:30 P.M.**  
Page 1 of 3

**MINUTES**

**REGULAR MEETING**

**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 6:34 p.m. with the Pledge of Allegiance and then attendance was taken.

Roll Call Attendance

**MEMBERS PRESENT:** Chris Edquist, Ray Mahoney

**MEMBERS ABSENT:** Pete Carmody, Cathe Sherman, Bill Olmstead

**ALTERNATES PRESENT:** Rich Delpier

**ALTERNATES ABSENT:** None

**ALSO PRESENT:** David Kalinowski, ZEO, Consulting Engineer Mark Possidento

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 Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the 9-21-11 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. Updated Plan of Development and Possible Action**

ZEO said that at the public hearing it was requested that we update our projections from 2000 to make them current to 2010. The 2010 projections were not available at the time when they originally drafted the Plan of Development. He said all the corrections have been made and the plan has been updated accordingly. He said the public hearing has been closed on this and we can make a motion to approve this and set a date on when it goes into effect.

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **ADOPT** the Plan of Conservation and Development, that was revised in October 2011 with the changes that were set forth in the public hearing and regular meeting from September 21, 2011 and an effective date of December 1, 2011.

**NEW BUSINESS**

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **ADD** to New Business #11-457 Mike Solla – Site Plan Application for a fitness training facility at 1261 Meriden Rd.

A **MOTION** was offered by Chris Edquist, seconded by Rich Delpier, to **ACCEPT FOR REVIEW** #11-457 Mike Solla – Site Plan Application for a fitness training facility at 1261 Meriden Rd. and a brief discussion followed.

ZEO said that there was a previous special use permit in effect for this location therefore another one is not required. Because this commission is always trying to do whatever they can to promote business in town, and the applicant came in with the application today, even though I (ZEO) have not had time to review the parking requirements, if the commission has any issues with the parking requirement or wants more time to review then we can bring it up at the next meeting, if not then you can approve it with the condition that it meets the parking requirements. Chairman Mahoney said it is a very large parking area there but it wouldn't be a bad idea to ask the owner to mark the spaces like we have for other people.

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW** #11-457 Mike Solla – Site Plan Application for a fitness training facility at 1261 Meriden Rd.

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **APPROVE** #11-457 Mike Solla – Site Plan Application for a fitness training facility at 1261 Meriden Rd. with the conditions that it meets all parking requirements under Section 42 and parking spaces be identified.

**ZONING ENFORCEMENT OFFICER'S REPORT**

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Page 3 of 3

ZEO said there is not much development going on and that the Town Council did accept the road that Warner did, (Woodberry Court/Ledgebrook Drive). ZEO said that RSK (project at Lyman & Potuccos Ring Rd.) is at a standstill and they still have to run the water up Coach Drive, documents have to be posted for 55 and older and there is still quite a bit of work to do before any tenants would be moving in. ZEO said that you can rent 20% (of 55 and older rents) to someone under 55 but it is 20% of only what has been built.

ZEO said in all his years of plowing of storms he has never seen as much tree damage in town as we have experienced now. He said the crews will be out there for a couple months (on cleanup). He said they lost almost half their fleet during the snowstorm due to branches/trees ripping out hydraulic lines when they were going over them and a few trees fell on a couple of the trucks, etc.

Rich Delpier said there are some residents that have cut their tree limbs and are leaving them at the end of their driveway and was wondering if the town was picking them up. ZEO said he was notified today by FEMA to keep the piles from (storm) Irene separate from this storm and an announcement should be made (regarding pickup). He said he would recommend if people have the means to bring the brush to them (highway dept.). He said right now they are just trying to keep the roads clean, remove the hanging branches that are dangerous, etc. Chris Edquist stated that related to the storm that for future developments the lines be put underground and ZEO said that is actually a regulation now.

**EXECUTIVE SESSION**

There was no Executive Session at this time.

**ADJOURNMENT**

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:55 p.m.

APPROVED:

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Ray Mahoney, Chairman  
Planning & Zoning Commission

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Edna Henderson, Recording Secretary  
Planning & Zoning Commission