

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, FEBRUARY 16, 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 6:30 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Pete Carmody, Sam Zotto, Bill Olmstead, Ray Mahoney

MEMBERS S ABSENT: Cathe Sherman

ALTERNATES PRESENT: Chris Edquist, Vanessa Malena, Rich Delpier

ALTERNATE ABSENT: None

ALSO PRESENT: David Kalinowski, ZEO

At this time Vanessa Malena 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 1/19/11 Regular Meeting.

Vanessa Malena abstained due to absence.

APPROVAL OF BILLS

There were no Bills at this time.

CORRESPONDENCES

At this time Pete Carmody read into record a letter dated 2/8/11 from Mark Garrigus, Inland Wetlands Chairman and one dated 2/14/11 from David Kalinowski, ZEO. (Pertaining to Application #11-447 - See copies attached)

SUBCOMMITTEE REPORTS

There were no Subcommittee Reports at this time.

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OLD BUSINESS

There was no New Business at this time.

NEW BUSINESS

**1. #11-447 Musco Propane, LLP – Site Plan Application for Use #C-16,
C-16a and C-19a under Schedule A – Permitted Uses.**

Vanessa Malena asked if there was a change to the drawings as they are asking for wholesaling so are they adding anything. Ray Mahoney said that they are adding a use to the property. ZEO David Kalinowski said with any new use or change of use a site plan application is required and with that the regulations require a decision from the Inland Wetlands if there are wetlands on the property. Bill Olmstead asked if we are waiting to hear from Tony Panico (Consulting Town Planner) before we make a decision and Ray Mahoney said we have to wait for Mark Garrigus (IWWC), that Committee, to make their decision just like any other application that involves wetlands. Ray Mahoney said he would like to recommend that we entertain a motion to send this to Anthony Panico, Consulting Town Planner, Mark Possidento, Consulting Town Engineer, Town Attorney Brian Tynan and Inland Wetlands Commission for their review. ZEO David Kalinowski said there is a process for this application and before we get into a heavy discussion lets have everything before us.

Upon **MOTION** by Pete Carmody, seconded by Bill Olmstead, it was unanimously voted to **ACCEPT FOR REVIEW** #11-447 Musco Propane, LLP – Site Plan Application for Use #C-16, C-16a and C-19a under Schedule A – Permitted Uses.

ZONING ENFORCEMENT OFFICER'S REPORT

ZEO said that the blight ordinance is still being reviewed and hopefully (when completed) we will be able to follow through with some of the (ongoing) problem areas. He also said there are no (applications) for new construction or new subdivisions coming in right now. Sam Zotto said our budget will be strongly affected by this and ZEO said we were halfway (to our goal) and should be able to meet the budget in place. Sam Zotto asked if they were going to hire a blight officer and ZEO said he thinks when the (proposed) blight ordinance is in place it may require a police officer or hearing officer in place (to issue the fines/citations), etc. He said the ordinance is currently being worked on. Rich Delpier asked if there were a lot of buildings that collapsed with all the snow that was on roofs and ZEO named a few that he was aware of.

At this time Ray Mahoney said he had a correspondence from Connecticut Land Use Agency and there was a seminar on March 12, 2011 at Wesleyan University if anyone was interested in attending. The recording secretary said she would send a copy to all members and they could advise her if they are interested.

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EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Pete Carmody, seconded by Vanessa Malena, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:47 p.m.

APPROVED:

Ray Mahoney, Chairperson
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission

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