

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, MAY 18, 2011
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 1 of 5**

MINUTES

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 Regular Meeting to order at 6:35 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Cathe Sherman, Bill Olmstead, Chris Edquist

MEMBERS S ABSENT: Pete Carmody, Ray Mahoney

ALTERNATES PRESENT: Rich Delpier

ALTERNATE ABSENT: Vanessa Malena, Tim Sullivan

ALSO PRESENT: David Kalinowski, ZEO

PUBLIC REQUESTS

There were no Public Requests at this time.

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

APPROVAL OF MINUTES

Upon **MOTION** by Bill Olmstead, seconded by Chris Edquist, it was unanimously voted to **APPROVE** the minutes from the 4/6/11 Organizational Meeting, Public Hearing and Regular Meeting.

APPROVAL OF BILLS

There were no Bills at this time.

CORRESPONDENCES

There were no Correspondences at this time.

SUBCOMMITTEE

There are no Subcommittee reports at this time.

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, MAY 18, 2011
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 2 of 5**

OLD BUSINESS

1. #11-449 Tona Luarasi – Special Use Permit for a Liquor Store at 690 Wolcott Rd.

Dave Kalinowski, ZEO, said you are only allowed so many liquor stores according to town population and we are at our limit right now. He also said there is a package store on Meriden Road that has shut down but the permit still exists with the state so there is nothing we can do with this right now. He said that according to regulations the public hearing has to be set for this by June 10 and he would recommend setting the public hearing on this.

Upon **MOTION** by Bill Olmstead, seconded by Rich Delpier, it was unanimously voted to **SCHEDULE** a Public Hearing for #11-449 Tona Luarasi, Special Use Permit for a Liquor Store at 690 Wolcott Rd. for 6/1/11 at 6:30 p.m. in the Council Chambers.

NEW BUSINESS

1. #9007 Sharon Morrell – Zoning Permit for Personal Fitness Classes at 701 Wolcott Rd.

ZEO said this was approved prior for a personal fitness for one-on-one training. He said a few weeks back this Commission stated that the parking requirements that were put forth on the site plan approval were to identify parking spaces, install one way signs and pave the apron. ZEO said he had sent Phil Calo (owner) a couple of letters and he sent him another notification that this had to be completed by June 1, 2011 and Phil Calo said it would be. ZEO said in the meantime he received a call asking what was going on at this address as there were a lot of cars parked there. ZEO said he found out that Sharon Morrell moved her business from Spectrum Square to Mr. Calo's building. He said Sharon Morrell was told by Mr. Calo that she did not need a permit she could just transfer it. ZEO said when he spoke to Sharon (Morrell) she came in and applied for a permit.

Sharon Morrell said she has personal fitness classes all day long, different hours depending on the need. She said she also does personal training. Cathe Sherman asked if she ran her classes concurrent with other ones there at the same time. Sharon Morrell said Phil Calo has karate classes later at night just as she is leaving. She said he also has spin classes of maybe 5 people whenever he does have them. Sharon Morrell said her classes are like 20 to 30 people depending on the day or night. It was stated that the approved site plan shows 36 parking spaces and that he (the owner) has to remove the trailers parked on lot. Sharon Morrell said the owner from the gas station next door told her daughter that they could use his lot for parking also. Rich Delpier said he did some work at Spectrum Square and noticed when she

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, MAY 18, 2011
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 3 of 5**

had her business there that people would come to her classes with more than one person per car. Bill Olmstead said then there is no technical required parking for this type of business and ZEO said the regulations state any other uses not covered by the above the Commission shall determine the number of spaces required to preserve the intent of this section (#42 Off-street parking and loading). ZEO said with the parking going on now with the classes she (Sharon Morrell) has (20), we could do 35 and she said she could have overflow with Max's. ZEO said that (the overflow) is allowed in our regulations however they would have to identify the parking spaces in Max's. Bill Olmstead said then really all we have to do is give her permission to operate her business there and whatever happens afterwards if there is not enough room for people to park then that is her problem. ZEO said if it got to a point where fire lanes were blocked and it became a safety issue then it would be our problem. After a brief discussion the ZEO said this Commission certainly can issue a temporary permit to allow her business to stay open however Mr. Calo does need to install his parking requirements and a condition in this approval can also be to remove the trailers and tires off the property. Sharon Morrell said she had an opportunity to move her business to Waterbury but wanted to stay in Wolcott. Bill Olmstead asked about the landscaping around this building. Cathe Sherman said that would take up some of the parking spaces. ZEO said that 3 years ago when this was approved Wetlands made them put in plants, etc. because of the wetlands. ZEO said he recommends if this commission wants to give Ms. Morrell a temporary permit then you should state that the conditions are if the site plan requirements and parking requirements are not met by June 1, 2011 and also the trailers and the construction debris/tires are not removed by June 1, 2011 then the permit be revoked. There was a brief discussion regarding the landscaping and it was stated that it should be done according to the approved site plan.

Upon **MOTION** by Bill Olmstead, seconded by Rich Delpier, it was unanimously voted to **APPROVE** a Temporary Permit for #9007 Sharon Morrell – Zoning Permit for Personal Fitness Classes at 701 Wolcott Rd. with the following conditions:

- 1) Meet all requirements of the approved site plan.
- 2) Paved driveway apron of 50 feet.
- 3) Parking Spaces are identified (according to approved site plan)
- 4) Trailers and tires are removed from the parking lot.
- 5) Must be completed by June 1, 2011

At this time there was a discussion regarding a sign being put up for her business and ZEO said you need to take out a permit and incorporate her business name within the existing pole sign that is there now.

2. Discussion on Updated Plan of Development

ZEO said when the first discussion on updating the Plan of Development came about some of these members were not even on the Commission. At that time he said last time the Town spent about \$130,000.00 to do the Plan of Development. He said Mark (Possidento, Consulting Engineer), has put it together this year and we just received the draft and by law it has to be given to the clerk's office 35 days prior to a public hearing and 65 days prior to Council of Governments. He said it also has to be given to the Town Council and this Commission has to approve it. He said he recommends everyone read it and it was suggested to email to those with the capability of receiving it thru email and to mail copies to those that don't have the capabilities. He also said because the State did not know that C.O.G. had to receive this in advance that there has been another extension to have this (P.O.D.) completed he believes by September. He said there were comments in it about the trails, open space, what direction the town is going in as far as need for elderly, schools, population, etc. Bill Olmstead asked who decides what the Plan of Development should be for the Town of Wolcott and ZEO said the P.O.D. was decided 10 years ago and everything there is facts. ZEO said at the time 10 years ago it was Tony Panico, he said we hired a Town Planner, Town Attorney, Town Engineer, etc. Bill Olmstead asked who is responsible for the P.O.D. and Cathe Sherman said it is like a budget, you get several different organizations and everyone has some input. ZEO said it is put together by every Commission/Board that the Town has, he said there is advice from Sewer & Water Commission, Public Works Commission, Open Space Commission etc. and when it is all over it is up to the Planning and Zoning Commission to approve. Bill Olmstead again asked what is the Plan of Development and it was requested that he read it to understand it. He then asked what the purpose of the Plan of Development was and ZEO said it is State required so the towns have a plan on how they are going to develop property and what do they see for the future, etc. Cathe Sherman then told him that she thought if he proofed it he would get more specific answers to his questions instead of repeating the same thing. Rich Delpier said as an example if the population is going down and in the Plan of Development it says we need more schools than that would be an issue. Bill Olmstead then asked who decides what the Town of Wolcott needs and what they want. Cathe Sherman said the committees have input and individually the Zoning Board is ultimately responsible. Bill Olmstead said if we are responsible for the outcome of this then shouldn't we be part of the making of it and Cathe Sherman said that is why this is just a draft and after reading it if you have any suggestions then let us know. ZEO said that every organization we have had a report sent to them by the Consulting Engineer and they gave their report and criteria (for their respective departments). There was a concern regarding making changes to plan after a public hearing is held and ZEO said we have to follow what the State Statutes say for a public hearing, it is a town wide public hearing. Bill Olmstead said it was his concern that a public hearing will be held and it will be closed then a motion will be made to approve and you will not be able to make any adjustments because the public hearing was closed. Cathe Sherman and Rich Delpier said you have to state your changes during the public hearing

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, MAY 18, 2011
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 5 of 5**

and to write the questions down so you have them ready for the hearing. Cathe Sherman then asked Bill Olmstead if he or anyone else had any other questions and they all said no.

ZONING ENFORCEMENT OFFICER'S REPORT

ZEO said he met with the owner of Continental Scrap and his engineer to discuss the zoning issues he had with the site not following the approved site plan. He said that Mark Garrigus was there also and he discussed the wetland issues he had and Mr. Silas has agreed to file the necessary permits to meet our regulations. ZEO said the blight ordinance is in effect but the committee is not in place yet and the protocol is to send a letter to the Police Dept. and the blight officer will oversee it now. He said once it is all in place there will be a lot of activity and hopefully it will take care of past issues. Bill Olmstead said he heard you could get fined if you have a crack in your foundation, your fence is not painted, your grass is not mowed, etc. ZEO said that yes if your grass is not mowed (like way overgrown) then you can get fined. He said that it is up to the new Commission to determine what is unsightly. Rich Delpier brought up concern with the parking lot (at 1585) Meriden Road where there was a fire and said the kids are skateboarding and riding bikes in the lot now and it still has glass all over. ZEO said it would be a police issue but he would bring it up to the Building Inspector.

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 7:32 p.m.

APPROVED:

Ray Mahoney, Chairperson
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, MAY 18, 2011
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 6 of 5**