

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, JUNE 15, 2010
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 6:32 p.m. with the Pledge of Allegiance and then attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Pete Carmody, Cathe Sherman, Chris Edquist, Ray Mahoney

MEMBERS ABSENT: Bill Olmstead

ALTERNATES PRESENT: None

ALTERNATES ABSENT: Vanessa Malena, Rich Delpier, Tim Sullivan

ALSO PRESENT: David Kalinowski, ZEO

PERMIT APPLICATIONS

- 1. #11-451 Jeff Pelletier - Special Use Permit for a Dance Studio for solo/duo or private lessons only at 761 Wolcott Rd.**

Chairman Mahoney read the public hearing script and ZEO then said the applicant owns the dance studio on Brookdale St. and they are looking to open up for private lessons. He said it would only need minimum parking, 1 or 2 cars, it might be a drop-off or they may just walk across the street.

Jeff Pelletier came forward and stated his hours of operation would be at the earliest 2:00 p.m. and the absolute latest would be 9:00 p.m. He said that there would be maybe 3 people at a time (at the most) and the staff would be advised to park next door and everyone else would pretty much be drop-off. He said he would be in the unit right next to E-Z Pickens.

There were no more comments or questions from the Commission or the public. Upon **MOTION** by Cathe Sherman, seconded by Pete Carmody, it was unanimously voted to **CLOSE** the public hearing at 6:37 p.m. on application #11-451

REGULAR MEETING

At 6:37 p.m. Chairman Ray Mahoney called the Regular Meeting to order. (Same attendance as listed above under Public Hearing section).

At this time Chairman Mahoney asked for a motion for approval of minutes.

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APPROVAL OF MINUTES

Upon **MOTION** by Cathe Sherman, seconded by Pete Carmody, it was unanimously voted to **APPROVE** the minutes from the 6-1-11 Regular Meeting.

At this time Chairman Mahoney asked if anyone from the public would like to address the Commission on any other matters:

PUBLIC REQUESTS

There were no Public Requests at this time.

APPROVAL OF BILLS

There were no bills at this time.

CORRESPONDENCES

Secretary Pete Carmody said he would read it in later on the agenda (under Old Business).

SUBCOMMITTEE REPORTS

There were no Subcommittee Reports at this time.

OLD BUSINESS

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

Chairman Mahoney said he went by this and so did some other members of this Commission and the lines (for parking spaces) were put in and (the lot) was cleaned up. ZEO said the lines were put in, the trailers have been parked in an orderly fashion within the lines, the tires have been picked up, the arrows have been painted and the apron has been done and he would recommend the Commission issue Sharon Morrell a permanent permit for the use she was approved for.

Upon **MOTION** by Cathe Sherman, seconded by Pete Carmody, it was unanimously voted to **APPROVE** Zoning Permit #9007 for Sharon Morrell for Personal Fitness Classes at 701 Wolcott Rd.

2. Discussion and Possible Road Approval for Woodberry Court/Ledgebrook Drive. (Forest Hills)

ZEO said Mr. Warner was given an extension to complete the project and everything has been completed as far as construction however there is some paperwork missing. ZEO said he

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submitted his Mylar's today and the letters from his engineer. ZEO said for the iron pins and property corner monuments were put in but there were a couple complications. He said a neighbor cut some trees down and they are where the property pins should be so he couldn't put them in at this time. However, he said if the road is accepted by this Commission there will be a bond for approximately \$53,000.00 (in place) for up to one year. ZEO also said that Sewer and Water was just waiting for the Mylar to be dropped off but the office was closed (by the time he dropped off).

Pete Carmody then read letter from ZEO, dated 6/15/11, into record, (see attached).

Upon **MOTION** by Pete Carmody, seconded by Cathe Sherman, it was unanimously voted to **ACCEPT** Woodberry Court and Ledgebrook Drive in regards to #03-256 Forest Hills - Section 8A per letter dated June 15, 2011 from David Kalinowski, ZEO/Site Inspector.

3. #11-451 Jeff Pelletier – Special Use Permit for a Dance Studio for solo/duo or private lessons only at 761 Wolcott Rd.

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **APPROVE** #11-451 Jeff Pelletier – Special Use Permit for a Dance Studio for solo/duo or private lessons only at 761 Wolcott Rd.

NEW BUSINESS

1. #11-452 Frank Carnemolla – Special Use Permit for a Repair Garage at 784 Bound Line Rd.

ZEO said he (applicant) wants to open a repair garage and there are some issues with this pertaining to our regulations however, a public hearing is required for a special use permit so he suggests accepting for review and set a date for a public hearing.

Upon **MOTION** by Cathe Sherman, seconded by Pete Carmody, it was unanimously voted to **ACCEPT FOR REVIEW** #11-451 Frank Carnemolla – Special Use Permit for a repair garage at 784 Bound Line Rd. and **SCHEDULED** a Public Hearing for July 6, 2011 at 6:30 p.m. in the Council Chambers.

ZONING ENFORCEMENT OFFICER'S REPORT

ZEO said he received a phone call today regarding RSK Developers as to what was going on there and there is not supposed to be anything going on other than cutting a couple trees and pulling stumps. He said apparently they dug a foundation and poured a footing without a permit. ZEO also said he did notify them and a letter (stop work order) will be going out to them. He said they know the protocol and they did come in today to pay for the permit so the process has started but he says there will be a preconstruction meeting. Pete Carmody said he doesn't know what precautions we (as a Commission) can take but this project is not starting off on the right foot and we do not want to go through this with every step of this project. ZEO said he did speak to them

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(RSK) a few weeks ago and they discussed their plans and they were told eight months ago what they had to do. ZEO said during the (upcoming) preconstruction meeting with himself, Inland Wetlands and the sequence of construction that was noted on their plans, he will make sure all the t's are crossed and i's are dotted.

ZEO said he spoke to the engineer for Continental Scrap who said he is working on the site plan and ZEO said they are now putting a privacy fence along the property on Rte. 69. He said once the survey is done they will be coming in for a permit for the concrete structure. Chairman Mahoney asked about the fill on Tosun Road and ZEO said Councilman Olmstead has come in and he realizes he needs a permit and he took an application from us probably two weeks and that is the last ZEO heard about it. Chairman Mahoney said he received a call from a resident regarding a bulldozer on Spindle Hill and Allentown Rd. that has a phone number on it and a for hire sign. ZEO said we have already received two anonymous complaints. He said the first complaint he looked up the owner who works for the Public Works Dept. and he was told to remove the sign. The owner said the dozer was there to finish the driveway and ZEO said it has been parked there for two months and construction equipment in a residential area is not allowed. ZEO said he received another phone call that the sign was put back up and now a follow up letter will be sent. ZEO said he understands that next Tuesday the new blight commission is supposed to meet to appoint the chair, etc. so they will probably be busy for the next year to clean up the blighted sites.

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 6:57 p.m.

APPROVED:

Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission

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