

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, JULY 20, 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 6:30 p.m. with the Pledge of Allegiance and then attendance was taken.

Roll Call Attendance

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

MEMBERS ABSENT: Bill Olmstead, Chris Edquist

ALTERNATES PRESENT: Rich Delpier

ALTERNATES ABSENT: Vanessa Malena, Tim Sullivan

ALSO PRESENT: David Kalinowski, ZEO

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 Pete Carmody, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the 7-6-11 Public Hearing and Regular Meeting.

Cathe Sherman abstained due to absence.

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

**WOLCOTT PLANNING & ZONING
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PAGE 2 of 3**

There was no Old Business at this time.

NEW BUSINESS

1. #11-453 Joe Dunne – Site Plan Application for a 7,920 Square Foot Building for Construction Equipment Storage and an Office at 16 Wakelee Rd.

Dave Kalinowski, ZEO, said that this application has gone through Wetlands already and it is located next to Mona Lisa's. He said all the drainage heads out towards the back of the property and the applicant has supplied us with architectural because technically this is within 500 feet of the Rte. 69 Corridor. He said the (applicant's engineer) will go over the shrubs and plantings that will be put in.

Bob Green, from Robert Green Associates, came forward and stated this is a 2-3/4 acre site and showed plans with existing house and garage on property. He said they are looking for approval tonight for a proposed contractor's garage and there will be some storage area there for the applicant himself. He said they provided access to the site from two locations off Wakelee Road that will be paved to their highest point. He said they provided handicap parking, a dumpster and the grading is in conformance with the town requirements and with Wetlands (as noted) with their subsequent approval. He also said that the plans do not provide all the parking that is required but on sheet 5 it shows that in the event the use expands or the need is there for additional parking that sheet shows it (the parking) is available. Dave Kalinowski said the regulations allow us to waive 25% of the required parking as long as they have access (to additional parking) and we give them 6 months notice prior (to adding parking) if we feel they need it. Mr. Green said they show landscaping with some flowering pears and rhododendrons to screen some of the parking and the mature trees on the front of the lot will remain. He also said the property to the north they will be leaving the tree line 5 feet from the property line so there will be a natural buffer left there. Mr. Green said there would be a chain link fence around dumpster and there will be plantings to screen that. Pete Carmody asked the applicant how much equipment he was planning on storing outside and Mr. Dunne said he'd like to put up a big enough building to not have to store any equipment outside. Cathe Sherman asked if the taxes have been paid on this property and ZEO said no but through the recommendation of the Mayor's Office, Tax Office and P&Z requesting a letter from the closing attorney there is a letter on file that states the taxes will be paid upon the closing on this property. ZEO said no permits would be issued until taxes have been paid.

Upon **MOTION** by Cathe Sherman, seconded by Pete Carmody, it was unanimously voted to **ACCEPT FOR REVIEW** #11-453 Joe Dunne – Site Plan Application for a 7,920 Square Foot Building for Construction Equipment Storage and an Office at 16 Wakelee Rd.

Upon **MOTION** by Pete Carmody, seconded by Cathe Sherman, it was unanimously voted to **APPROVE** #11-453 Joe Dunne – Site Plan Application for a 7,920 Square Foot Building for Construction Equipment Storage and an Office at 16 Wakelee Rd. with the stipulation that all taxes are paid on the property at closing.

2. Discussion and Possible Action on Town projects approved at the 7-7-11 Council Meeting.

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, JULY 20, 2011
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 3 of 3**

ZEO said that Council is looking to go out for bonding for road construction, water line to the High School, walking trail and fire apparatus. He said part of State Statutes requirement is that the Zoning Dept. has a favorable approval (for said projects) even though it does not have to come before Zoning. Cathe Sherman said her only concern was the water line and if they will be using the same venue as they did for sewers. ZEO said he wasn't sure but he anticipates they would go up through Minor Road (to get to high school) but he has not seen any plans yet. He said the main costs (for the walking trail) is going to be the surveying and making sure we have access through the properties they plan on going through. There was a brief discussion as to what roads may be repaired under this and ZEO said he came up with approximately 25 miles of road that really need to be done.

Upon **MOTION** by Pete Carmody, seconded by Cathe Sherman, it was unanimously voted to issue a favorable report under Section 8-24 of the General Statutes regarding projects approved by the Town Council at their 7-7-11 meeting.

ZONING ENFORCEMENT OFFICER'S REPORT

ZEO said Carlucci's Pizza has moved and another pizza place is supposed to be going in there. He also said that he has looked at some preliminary drawings that Continental has brought in to him but there are some modifications that need to be done on them. He expects them to be coming in the next month or so before this Commission for his application for the concrete storage areas. He also said the Rte. 69 project has started where they will be coming out (moving the outlet) from Woodtick Rd. He said the letters for blight are now going through the Police Dept. He said we are going to have to have a public hearing for the Plan of Development and that C.O.G. has given their recommendations on changes to be made (on draft copy submitted).

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 7:11 p.m.

APPROVED:

Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, JULY 20, 2011
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 4 of 3**