

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, JULY 6, 2011
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 6:34 p.m. with the Pledge of Allegiance and then attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Pete Carmody, Chris Edquist, Ray Mahoney, Bill Olmstead arrived at 6:40 p.m.

MEMBERS ABSENT: Cathe Sherman

ALTERNATES PRESENT: Rich Delpier

ALTERNATES ABSENT: Vanessa Malena, Tim Sullivan

ALSO PRESENT:

PERMIT APPLICATIONS

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

At this time Pete Carmody read into record a letter dated 7/6/11 from David Kalinowski, ZEO and the response on question regarding auto repair from Tony Panico (Consulting Town Planner) dated 6/28/11 (see attached).

At this time Chairman Mahoney stated that Bill Olmstead just arrived at 6:40 p.m.

Frank Carnemolla came forward and said he and his father has owned this property for twelve years and they operate a trucking company out of there. He also said they maintain 6 trucks and 12 trailers and it is a repair facility for NuWay Transport. He said he is looking to do basically the same thing he is doing now except have a license because he could not submit his bills the way he was for repairs without having a repairer's license. He said he is not looking to advertise a repair business or put up a sign but to do basically what he was but legitimately with a repairer's license. Pete Carmody said then you are going to maintain exactly what you are doing now just adding a license and Frank Carnemolla said yes. Frank Carnemolla said (the area) is secluded and is down by the Fire School and Dog Pound.

There were no more comments or questions from the Commission or the public and the public hearing on this application was closed at 6:42 p.m.

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REGULAR MEETING

At 6:43 p.m. Chairman Ray Mahoney called the Regular Meeting to order. (Same attendance as listed above under Public Hearing section).

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 Chris Edquist, it was unanimously voted to **APPROVE** the minutes from the 6-15-11 Public Hearing and Regular Meeting.

Bill Olmstead abstained.

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

Chairman Mahoney said the public hearing was held on this tonight and it was closed. Bill Olmstead questioned why there was a 150 foot (frontage) requirement and Pete Carmody said it was a regulation that was put in place when they (the regulations) were drawn. Pete Carmody also said this is a unique situation as it is an existing lot that is off in the back but for someone on the main road he is speculating that's the intent of the regulation. Bill Olmstead said that was his point and the reason that regulation was written was for someone on Route 69 and that's why you would try to be strict and adhere to it (the regulation). Bill Olmstead said that he knows we have the rule and we cannot just break it but maybe can we make an exception for industrial parks and it was stated that was what Z.B.A. (Zoning Board of Appeals) is for. Pete Carmody said unfortunately

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the rules and regulations apply to all parcels and we cannot differentiate between the two and that is why Z.B.A. is there.

Upon **MOTION** by Pete Carmody, seconded by Rich Delpier, it was unanimously voted to **DENY** application #11-452 Frank Carnemolla, Special Use Permit for a repair garage at 784 Bound Line Rd. as it does not meet all the requirements of regulations #4.6 and #32.2.12.

NEW BUSINESS

There was no New Business at this time.

ZONING ENFORCEMENT OFFICER'S REPORT

There was no Zoning Enforcement Officer's report at this time.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

A **MOTION** was offered by Pete Carmody to adjourn and there was no second.

At this time Bill Olmstead asked about the minutes from last meeting and it was mentioned that he had a stockpile on Town Line Rd. Chairman Mahoney said he believed that was under the ZEO's report. Chairman Mahoney asked if it said it was him (Bill Olmstead) specifically and Bill Olmstead said no but was wondering if it was his building. Chairman Mahoney said he believes we were just talking about different complaints. Chairman Mahoney said there were a couple of stockpiles that people asked about and they were on Venus Drive and Tosun Rd.

Upon **MOTION** by Pete Carmody, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:52 p.m.

APPROVED:

Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission

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