

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, AUGUST 17, 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: Bill Olmstead, Chris Edquist, Ray Mahoney,

MEMBERS ABSENT: Pete Carmody, Cathe Sherman

ALTERNATES PRESENT: Rich Delpier

ALTERNATES ABSENT: Tim Sullivan

ALSO PRESENT: David Kalinowski, ZEO

At this time Rich Delpier was seated as a regular member.

PUBLIC REQUESTS

Michael Cantor came forward and said he was here a few months ago concerning the paving of Ledgebrook Drive. He said the Town Attorney left him a message and said that because there were various liens and mortgages they were not able to get the proper documents to approve (as a town road). Mr. Cantor said they came to that meeting in force to make sure that the road was approved in time for school kids to get the bus and it did not happen. He said he wants an explanation on why the Commission did not protect them and why the road wasn't approved. ZEO said that this Commission did not fail, they only did what the regulations allowed them to do. Mr. Cantor said he agrees but said they came out in force to warn the Commission and to ask them to stick to the original agreement in getting the bond pulled and wants to know why it is not on the agenda. ZEO said it does not come before us again, this Commission is done with this. ZEO said if we pulled the bond a month ago the road would have been where it is now. Chairman Mahoney said he didn't think that the road would be where it is now because it would have been in court. ZEO said we have approved it and it is out of our hands, it has to go to the Town Attorney and then Town Council.

APPROVAL OF MINUTES

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the 8-3-11 Regular Meeting.

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. #11-454 Continental Scrap Metals – Site Plan Application for #C19a under Schedule A – Permitted Uses.

Steve Giudice from Harry Cole and Son came forward and said that Rob Silas has taken this property and grown it into a decent business. He said we were before this Commission a few years back for most of the improvements that were done on the site and tonight we are here because we are proposing storage bins on the northeast corner of the property. He said they do have a wetlands issue and they are working with Wetlands and hoping to move forward with the bins. He said previously they did a lot line revision to increase the size of the Continental Scrap parcel and we are proposing another lot line revision as part of this site plan application to incorporate all the improvements into one parcel. Steve Giudice also said that they planted white pines but there was concern from the Commission that maybe they should plant arborvitae as it is a heartier tree and he said they are open to whatever the Commission would like. He said with the previous application they did propose and construct a water quality basin and the storm water management system for this site was designed as a pipe storage system. He said there is a control mechanism at the last catch basin that lets the water back up through the system into the storm water quality basin. He felt that this was a good proposal to protect the wetlands downstream but as he discussed this project with Rob Silas he felt strongly that another line of defense would be to put in an oil water separator and that was also incorporated into this design.

Chairman Mahoney asked when they pick up refrigeration equipment is it vacuumed out before you receive it and Mr. Silas said they require all freon to be out of refrigerators and the reason they built those storage bins was because they started to pick up the town's (equipment) and they needed the bins to store it until they were able to ship it out. He said this type of material cannot go indoors but there are no oils there. Rob Silas said he does have inspectors that check when those (items) come in and if there is (freon) in them, they make them take it back. ZEO asked Steve Giudice when they adjust the lines (combine the properties) will it meet all the setbacks required for structures in an industrial zone and Steve said yes. ZEO also said the way they have the water quality basin any major rain event will run into the basin and then into the storm quality (system). Steve Giudice said the first ½ inch of rainfall will go into the oil water separator and once water gets to a certain height it starts to bypass and the rest of the flow will go into the storm water quality basin. Steve Giudice said they have contracted with Test America who has specific guidelines that they follow and they will come out and test the water within the first ½ hour of a

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PAGE 3 of 3**

rainfall event. Steve Giudice said what they are proposing is more than 100 feet away from any wetlands so they would like to move forward with the bins even though they are still working on addressing the concerns in Mark (Garrigus') letter.

There was a brief discussion regarding the trees for a buffer and Rob Silas asked the Commission to drive by and look at what is there and he would do whatever the Commission asks him to do. Steve Giudice asked if they would make a motion on this tonight and Chairman Mahoney said we have to wait for Inland Wetlands.

2. Discussion and Action on Updated Plan of Development.

ZEO said everything is all set we just have to set a public hearing for this. Recording Secretary again told the members that there were copies in the office for them to pick up for review.

NEW BUSINESS

There was no New Business at this time.

ZONING ENFORCEMENT OFFICER'S REPORT

ZEO said a complaint form was drawn up for approval and currently the office is advising residents to the Police Dept. when receiving a complaint. Chairman Mahoney said there were quite a few cars at Above All (on Meriden Rd.) for sale and he is not a dealer. ZEO said some of that area is in Wolcott and some is in Waterbury and Chairman Mahoney said he is in Wolcott. Rich Delpier asked if the business on Meriden Rd. (the old Friar Tuck's was opening up for business after the fire and ZEO said that it would be up to the Building Inspector to okay. Rich Delpier then asked if the town crew was involved with the propane tank accident that happened yesterday and ZEO said no.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Bill Olmstead, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:10 p.m.

APPROVED:

Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission

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PAGE 4 of 3**