

**WOLCOTT PLANNING & ZONING  
REGULAR MEETING  
WEDNESDAY, AUGUST 3, 2011  
TOWN COUNCIL CHAMBERS, 6:30 P.M.  
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**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, Bill Olmstead, Chris Edquist, Ray Mahoney,

**MEMBERS ABSENT:** 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**

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 7-20-11 Public Hearing and Regular Meeting.

Bill Olmstead and Chris Edquist abstained due to absence.

**APPROVAL OF BILLS**

There were no bills at this time.

**CORRESPONDENCES**

Pete Carmody read the resignation letter from Vanessa Malena who had to resign due to increased responsibilities at her job.

**SUBCOMMITTEE REPORTS**

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There were no Subcommittee Reports at this time.

**OLD BUSINESS**

There was no Old Business at this time.

**NEW BUSINESS**

**1. #11-454 Continental Scrap Metals – Site Plan Application for #C19a under Schedule A – Permitted Uses.**

At this time Pete Carmody read into record a letter dated 8/3/11 from Mark Garrigus, Chairman of Inland Wetlands & Watercourse Commission, (see attached copy). ZEO said that when the owner asked for a release of his bond he went to inspect the property and he noticed a concrete storage bin on the right on side of the building. ZEO said on the original site plan that was approved the only thing that was supposed to be there were containers. ZEO told the owner he would need to get a permit for it and at that time the containers were loaded with metals, scrap metals, etc. He said that Mr. Garrigus also went to inspect the site and noticed that the retention/detention areas were loaded with contaminates, there was oils in the water. He said they told Mr. Silas (owner) what needed to be done and he was in agreement. He also said Mr. Silas really did not know anything about the site work and hired someone to do it for him and they obviously didn't understand elevations, etc. as there were elevations that were off and there were things installed in the retention pond that were not on the plan and Rob (Silas) did not know that he could not put the concrete bin up where he put it. Steve Giudice drew up new plans for it but he and Mr. Silas were not available for the meeting tonight. ZEO said we cannot approve or deny until we have Inland Wetlands decision. ZEO said he would recommend this Commission look at the site plan and understand what our regulations are pertaining to recycling and any questions you have we can get a letter to the (engineer) so they can answer those questions at the next meeting. ZEO said one of the things (the Commission asked) when this was approved years ago was would there be any visible recycling from the Rte. 69 corridor and their answer was no, it would be stored in containers. ZEO said things have changed but our regulations state you have to have proper screening when recycling and he sees that they have proposed some pine trees along where the concrete structure is. Chairman Mahoney asked if they were planning on adding another pad to this (existing concrete storage bin) and ZEO said yes but he doesn't have a permit for what he currently has existing. Chairman Mahoney said one of his questions would be what they do with the contaminates (freon) in air conditioners or refrigeration units. Bill Olmstead questioned the contaminates running into the wetlands and Pete Carmody said there has been no report received yet as to what was in the water, he said Mark Garrigus is still waiting for the report. ZEO said they do show an oil separator in the parking lot on these plans however with the area they are talking about now there is nothing on the plan, it is just processed dirt. Bill Olmstead said if he (applicant) has the elevations of the parking lot to how it is supposed

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to be it would be hard to make the guy go and put a separator in afterwards because it was already approved but if he wants to put the addition on then you have the right to ask him to put separator in. There was a brief discussion regarding the trees that are shown on the plan and other tree types for screening the property and it was stated to address this at the next meeting when the engineer and applicant are in attendance.

Upon **MOTION** by Pete Carmody, seconded by Chris Edquist, it was unanimously voted to **ACCEPT FOR REVIEW** #11-454 Continental Scrap Metals – Site Plan Application for #C19a under Schedule A – Permitted Uses.

**2. Discussion and Action on Updated Plan of Development.**

ZEO said we have until 12/31/2011 to complete this and that the Council of Governments did make a few corrections and those changes are currently being worked on. Chairman Mahoney said he would like to make sure the members absent tonight are aware of this and to let them know if they have any suggestions or changes to let the Commission know. Pete Carmody asked if the issue with fuel storage has been addressed and ZEO said that is not with the Plan of Development, it is with the regulations, which we have not done anything with yet. ZEO said he would recommend that when the P.O.D. is complete then we form a committee to look at the regulations to clarify them in laymen's terms. Bill Olmstead asked what was the Council's concern about the P.O.D. and ZEO said there were a couple issues, like a map missing of the buildable land left in Wolcott, etc. and he knows the Town Engineer has addressed all the issues that were stated by C.O.G.

**ZONING ENFORCEMENT OFFICER'S REPORT**

ZEO said Al Podzunas came in to see him regarding the parking required for the third floor of his medical building. ZEO said the regulations do allow us to waive 25% of the required parking if in fact they can show where they would be able to put the additional parking if necessary. He said there have been a lot of applications for pools, sheds, decks and small additions other than that he does not see an increase in the housing market at all. He also said that Tosun Rd., Townline Rd. and Nutmeg Valley will eventually be reconstructed with a water main, drainage, etc. Rich Delpier asked if maybe the end of Todd Rd. by the intersection with Woodtick Rd. could be made wider and ZEO said that is a Police Dept. issue and he believes it was looked into before but if you make it wider than those cars turning left (onto Woodtick) cannot see the cars coming at them when there is a car on the side of them. Rich Delpier asked if there were any big issues in town with the rain the other night and ZEO said there was an issue with the project going in on Lyman and Potuccos Ring Rd. He said one pond put in saved a lot (of problems) but silt fence was not put up along the sides and there were some calls about that. ZEO said the town did some reconstruction of the storm drainage on Petrie and Lone Oak and that (rain) storm was a good test for it and it handled it beautifully.

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**EXECUTIVE SESSION**

There was no Executive Session at this time.

**ADJOURNMENT**

Upon **MOTION** by Pete Carmody, seconded by Bill Olmstead, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:05 p.m.

APPROVED:

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Ray Mahoney, Chairman  
Planning & Zoning Commission

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Edna Henderson, Recording Secretary  
Planning & Zoning Commission

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