

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, SEPTEMBER 21, 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 6:30 p.m. with the Pledge of Allegiance and then attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Chris Edquist, Ray Mahoney, Bill Olmstead (left at 6:59)

MEMBERS ABSENT: Cathe Sherman, Pete Carmody

ALTERNATES PRESENT: Rich Delpier

ALTERNATES ABSENT: None

ALSO PRESENT: Dave Kalinowski, ZEO

At this time Chairman Mahoney said a letter of resignation was received from Tim Sullivan.

PERMIT APPLICATIONS

- 1. Updated Plan of Development as set forth in a document entitled "Plan of Conservation and Development" for the Town of Wolcott.**

Chairman Mahoney said the Plan of Conservation and Development is on file in the Town Clerk's Office and P&Z Office for public inspection. Dave Kalinowski, ZEO, said that Mark Possidento is the Consulting Engineer and he did the research to put together this plan. Dave Kalinowski said as a planning commission it is required to update this plan every ten years. He also said that there was an extension given for this and it is to be completed by the end of December. He said we had two plans here, one was sent to Town Council and C.O.G. He said that C.O.G suggested some minor revisions and the Consulting Town Engineer made all the necessary revisions. Dave Kalinowski said what the Commission has before them is the revision draft after all the changes have been made. He said tonight we are here to go over the plan and to ask Mark Possidento whatever questions you may have.

At this time Chairman Mahoney read suggestions sent from Cathe Sherman that stated she would like to see tables C3, C4, C6, C7 and E7 updated with the current census information. Mark Possidento said that these were also comments from the Council of Governments because the 2010 census has just come out and at the time we were finalizing this plan that information was not available. He said the information is available now and we can retype the tables. Chairman Mahoney said would we have to resubmit the information and Mark

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Possidento said he did not think so. Dave Kalinowski said that if this is what this Commission chooses to do we could just note it as such and update (the tables) to the 2010 data.

Mark Possidento said one of the nice things we had for this addition of the plan was the new G.I.S. system in conjunction with C.O.G. He said he was able to pull up all kinds of information like buildable land, (open space), etc. He said the G.I.S. works like a cad map but you just click on a piece of property and it gives you all the information about that property and Central Naugatuck Valley (COG) was very helpful in providing all the maps for us. Dave Kalinowski said this plan is just a guideline it is not like a regulation that you can approve or deny.

Mark Possidento said in this plan we have not recommended any changes in zones but the requirements from CNVCOG was to add in a section on energy and another section on agriculture. He said there is not a lot of agriculture in Wolcott but there is a section in there that tells you what you can do to preserve what we have. He said most communities are forming an energy commission and he gave an example of one (in this plan) from Wethersfield. He said they do some nice things such as a list of 100 things you can do as a homeowner to conserve energy. He said the other thing is we need to have an open space plan written. He said even though we have a lot of open space, a lot of it is water accompaniment that could be sold at any time. Mark Possidento said another thing is cluster development and everyone is recommending that the regulations make it an as-of-right for cluster zoning so the first thing you want to see from a developer is a cluster development. He said if it can't be done then you would have to have a special use as a conventional one. Mark Possidento said if you have a subdivision where it has 2 acre zoning, cluster development puts all the houses on smaller lots, closer together and has the open space around it. Bill Olmstead asked why that is better and Mark Possidento said it is better for garbage pickup, school buses, road maintenance, etc.

Mark Possidento said another interesting thing is the elderly housing. He said what CNV was recommending is instead of building just elderly housing you should require the design of buildings to incorporate what is called universal design. He said that means making doors wider, making aisle space bigger so it would facilitate elderly people but if they're not around you could still put a regular family in those houses.

Mark Possidento said the other thing the Commission may want to look into is changing the allowable uses in an industrial zone. He said there are some industrial zones in town, particularly in the north end where there is no water or sewers and you are not going to get heavy industry of any type in there. Dave Kalinowski said there are a lot of things in our regulations that need to be modified into laymen's terms that we should look into in the future.

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Bill Olmstead asked how much more buildable land or how many more houses can we fit in the town and if we do so, would it be devastating. Mark Possidento said there are 2,690 residential lots undeveloped in town which would result in 7,500 more people, using the 2.39 people per unit which is stated in the plan. He also said a lot of the lots are probably not buildable. Mark Possidento said the G.I.S. lets you take all the lots and then you see what zone they are in (and that allows you) to figure this out. There was a brief discussion regarding elderly units and cost to towns as the elderly require more services so it is not necessarily a good idea (for elderly housing instead of homes) in place of (single family homes) which would use the school system, buses, etc. Mark Possidento also said we should ease the requirement for accessory dwelling units as that is another way to take care of the elderly people.

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. with the exception of making the changes to the (census) tables as suggested by Cathe Sherman.

At this time Bill Olmstead was excused from the meeting at 6:59 p.m.

REGULAR MEETING

At 7:00 p.m. Chairman Ray Mahoney called the Regular Meeting to order. (Attendance was taken again and as listed above with the exception that Bill Olmstead was excused when public hearing was complete at 6:59 p.m.)

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 Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the 9/17/11 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. Updated Plan of Development

At this time Chairman Mahoney said the public hearing was closed on this with the exception of making changes to the plan as suggested in letter received from Cathe Sherman. ZEO said we still have time to make the changes and submit to the Town Council.

NEW BUSINESS

1. #11-455 Peter and Jennifer Graziano – Special Use Permit for a Daycare and Learning Center at 421 Wolcott Rd.

ZEO said there was a special use permit that was obtained in 2008 (for this location) at 421 Wolcott Rd. where there was a daycare center that closed approximately 6 months ago. This application is for someone new to start another daycare center and ZEO said because a special permit was already obtained the regulations under 31.9 allows the ZEO to approve minor changes but because it is on the Rte. 69 corridor he wanted to bring it before the Commission. ZEO said the playground area is in the back of the building and not near the parking lot but the State has to deal with this also. He said the Fire Marshal also has to get involved with this application. Steve Bosco said the driveway is paved all the way around and that the applicants are looking to move just 200 feet down the road for a larger space. Steve Bosco said there currently are only two other tenants in this building and they are offices. He also said that there is about 40 paved spaces marked out with some grassy/gravel area for an additional 8 spaces. ZEO said if the Commission sees no problem with this then the Commission can accept for review and allow him to sign off on the application (because only minor changes). Chairman Mahoney said his only concern was the parking lot, handicap ramps and painting lines to make the building look better as right now it looks like it is abandoned. Steve Bosco said he would make that a condition (with the lease) that the parking lot is newly lined, handicap spaces are marked accordingly, etc. It was clarified that it was okay with letting the ZEO signing off on this application due to only minor changes and a prior special use permit being obtained for this address.

ZONING ENFORCEMENT OFFICER'S REPORT

ZEO said another person came in today looking to lease space also at 421 Wolcott Rd. He said it was to open up an internet business to employ 2 people and to possibly expand. He

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said since they found out that there might be a daycare taking up some of the space they weren't sure about leasing it now but they didn't want this held up. ZEO said it is a permitted use already (so just wanted to clear it through the Commission). ZEO said the cars for sale on Center St. have been moved and he also looked on Woodtick and Todd and at the time there were no cars there. Chairman Mahoney asked if anything was done about the camper (with deck on it on Central Ave.) and ZEO said no if you want to you need to write up a complaint and send to blight (commission). Chairman Mahoney said absolutely he would and also would send one for cars on (upper) Woodtick and Todd Rd. ZEO said no cars where there when he checked so if you can take pictures or call as soon as you see them he will go out and check again.

ZEO said after the approval of nine million dollars for paving town roads most companies you call are busy now. He said he did meet with Tilcon to discuss paving Lyman Rd. from the Waterbury Line to before the Firehouse which is 1.6 miles of road. He said right now we are entertaining bids for storm drainage repairs in town to do before paving of roads. He said there are other side roads he is hoping to get paved (Norton, Valley, Thomas) hopefully this year but with rain in the forecast (it may make it tough). He said he is hoping that the project on (upper) Wolcott Rd. will be finished soon.

He also said there is one new house being started on Margaret Terrace and they should finish the cul-de-sac at the end of this road. It was asked if anything could be done with (Warner's property) and it was said nothing but maybe when we look into revamping the regulations maybe this is something that could be changed (procedures for bonds if there are liens on properties).

Rich Delpier said he went by the plaza on Meriden Rd. (#1585) where the fire was and the new bar was open and there were no lights in the whole plaza. It was stated that there have been no lights since the fire occurred but now that there is a business open it should be checked into.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:25 p.m.

APPROVED:

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Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission