

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, SEPTEMBER 7, 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 6:32 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 Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the 8-17-11 Regular Meeting.

Pete Carmody 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

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

Steve Giudice, from Harry Cole and Son, said that since the last meeting he met with Dave Kalinowski and Mark Garrigus at the site and they made some minor revisions to the plans. He said there is an existing row of arborvitaes (on the property) and they are proposing to continue that along the bin area with a mixture of arborvitaes and white pines. Ray Mahoney said that the arborvitaes or white pines are fine with him but he would like to recommend that from the corner of the property where the existing arborvitaes are up to the gate that slats be put in the fence (for screening of bin area). Steve Giudice said that per Mark Garrigus' request they proposed a swale along the southeast property line and a level spreader in the back to handle the run-off and as before they are proposing an oil/water separator.

Pete Carmody read letter from Mark Garrigus dated 9/2/11 that stated he approved said application with the swale as shown on plan. Dave Kalinowski said they looked at the site and figured a swale was in the best interest to keep the water running around the back of the building and he wasn't sure of the outcome of the oil separator. Steve Giudice said that they left the oil separator in (the plans) as it is one of the things they are working with Mark (Garrigus) in analyzing the water that runs through the site and they did some sampling (of water) the last few days. Steve Giudice said he is assuming it, (the oil/water separator), is going to be a necessity but when the test results come back they will make adjustments to that system as they move forward.

Rich Delpier asked who regulates the hours of operation there as he went by one day and there were a lot of cars backed up onto road. Steve Giudice said Saturday is a very busy day for Continental Scrap and part of the reason for this revision is to get cars off the road a lot quicker.

Upon **MOTION** by Pete Carmody, seconded by Bill Olmstead, it was unanimously voted to **APPROVE** #11-454 Continental Scrap Metals - Site Plan Application for #C19a under Schedule A – Permitted Uses with the condition that slats be installed in fence from the gate area to the existing arborvitaes.

2. Discussion and Action on Updated Plan of Development.

ZEO said everything is all set and by State Statute we have to hold a public hearing on this.

Upon **MOTION** by Pete Carmody, seconded by Rich Delpier, it was unanimously voted to **SCHEDULE** a public hearing on the updated Plan of Development for September 21, 2011 at 6:30 p.m. in the Council Chambers.

NEW BUSINESS

There was no New Business at this time.

ZONING ENFORCEMENT OFFICER'S REPORT

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ZEO said that with Hurricane Irene as far as structures we did not experience too much damage but there were a lot of trees that came down with the worst area being Sheraton Drive. He also said there has not been much going on (for building) but a few (permits) for new houses, (Coe Rd., Catering Rd. and Margaret Terrace). He said that as far as the RSK project (Lyman Rd.), one retention pond the grass is fully grown and the other retention pond they finished the grading and he is waiting for a letter from Steve Giudice stating that the ponds are put in and there should be no building started until letter is received. There was a brief discussion regarding the hockey rink and it was stated it was made into a patio which the regulations state patios are not used for coverage but for setbacks only. There was a brief discussion on the previous road approval for Woodberry Court and Ledgebrook Drive and it was stated that the Town Attorney found there were many liens on the properties when he went to check the records. ZEO said our regulations do not address liens and until they are addressed the town cannot accept the road and he said Attorney Tynan has to look into this. ZEO said for the commission members to notify him if they see cars being continuously sold on properties so he can continue to investigate them (to make sure they are following regulations for personal sale of motor vehicles). There was a brief discussion as to what the bonding package means to us and ZEO said that as far as the roads there is probably not much you will get done this year and also certain things have to go out to bid. Pete Carmody asked about the water line (to high school) and ZEO said a plan hasn't even been developed yet. Pete Carmody then said we are looking at next year before any of these projects get started but he is sure they will be going through the planning and engineering stages first. Rich Delpier then said once the Industrial Park area (road improvements) are completed will there be some type of advertising to draw new businesses in and ZEO said he doesn't think there is much space there to develop they just want to clean it up to attract more businesses to rental spaces existing there and Bill Olmstead said it needs to be redeveloped and maybe the regulations need to be changed for an industrial zone. Rich Delpier stated that he thought the guys at the (public works) garage did a good job with clean up from the storm.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Pete Carmody, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:12 p.m.

APPROVED:

Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission