

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, MARCH 21, 2012  
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.**

Vice-Chair Cathe Sherman called the Public Hearing to order at 6:31 p.m. with the Pledge of Allegiance and then attendance was taken.

Roll Call Attendance

**MEMBERS PRESENT:** Pete Carmody, Cathe Sherman, Chris Edquist, Rich Delpier

**MEMBERS ABSENT:** Ray Mahoney

**ALTERNATES PRESENT:** Mike Bokon, Virginia McHugh, Sean Cleary

**ALTERNATES ABSENT:** None

**ALSO PRESENT:** Dave Kalinowski

**PERMIT APPLICATIONS**

- 1. #12-466 Frisbie School (Board of Ed./Town of Wolcott), Todd Rd. & 358 Woodtick Rd. – Special Use Permit for School Overflow parking and parking for Wolcott Food Pantry and Town Events.**

Dave Kalinowski, ZEO, came forward to explain the plans which he stated they are proposing to add a parking lot to the house next door to Frisbie School, where the food pantry is. They are proposing 64 spaces. He said the lot will be paved. He also said the house is currently on a septic system and elevations have not been determined yet to see if they are able to tie into the sewer line in front of Frisbie School or by the Public Works Dept. He said the parking lot will not be started right now but they are going to extend the lower parking lot where the teachers' park for temporary parking using material left over from the road work being done in town (millings, etc.). He said this will satisfy their needs for now but in the future they would like to extend the parking lot (by the 64 spaces). Dave Kalinowski said they hope to start in the fall after some cosmetic work is completed (such as catch basins). Pete Carmody stated that there is no provision for any shrubbery and the natural barrier of trees there now will be removed. Dave Kalinowski said the neighbor next door did not have any issues regarding that but it is something the commission can make as a condition of approval. Pete Carmody stated the way the plans propose lighting it appears to shine in the neighbor's house and Dave Kalinowski said the regulations do not allow any illumination to other properties so the lights would probably be controlled.

There were no more comments or questions from the Commission or the public and the public

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hearing on this application was closed at 6:45 p.m.

**REGULAR MEETING**

At 6:46 p.m. Vice-Chair Cathe Sherman called the Regular Meeting to order. (Attendance was the same as listed above under Public Hearing).

At this time Mike Bokon 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 3/7/12 Regular Meeting.

**APPROVAL OF BILLS**

There were no bills at this time.

**CORRESPONDENCES**

Pete Carmody read the letter dated 3/14/12 from Mayor Dunn regarding the break-away gate that will be installed at the intersection of Stanley Street and Long Swamp Road.

**SUBCOMMITTEE REPORTS**

There were no Subcommittee Reports at this time.

**OLD BUSINESS**

- 1. #12-464 Mark Lebel – Special Use Permit for a 26’ x 36’ detached garage at 74 Pineridge Drive.**

It was stated at this time that this application was withdrawn, (due to being over the percentage of lot allowed for accessory structures). (Therefore the public hearing originally scheduled for 4/4/12 will not be held for this application).

- 2. #9127 Dennis Cleary – Zoning Permit for a 100 ft. Mono Pole Wind Energy Conversion System at 108 Mad River Rd.**

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Dave Kalinowski said that a note was sent to the Consulting Town Planner, Tony Panico, for his comment on decibels and pitch. He said Mr. Panico did not really understand it either but advised if the Commission does approve it that they should get certification from the company installing the wind mill that it does conform to our regulations with the noise requirements.

Dennis Cleary from Mad River Rd. and Rich Vocke from Evergreen Energy, who was the one that worked with him on designing and hopefully installing this wind energy system, came forward to give their input. Mr. Cleary said there was a 39 page report he supplied that talks about the different design functions of this particular model including the certification for the sound and octave band, which is under the 0 to 75 and the decibels being between 40 to 45 at the property line. He said he did research on-line and supplied that information that states what 40 to 45 decibels is and in layman terms it is approximately the sound level of a refrigerator. Cathe Sherman said she did visit the site, the rest home and the neighbor's house and did not see this system being an issue. Pete Carmody said he did not see where there would be any visual problem with the nursing home at all but that there were maybe 2 or 3 offices there that would be able to see it. Mike Bokon said he looked at it from the nursing home also and did not see any problem. Dennis Cleary said that at the last meeting he stated the system would shut down at 20 miles per hour and it is actually at a 20 meters per second, which is about 45 miles per hour. He also said that it is engineered to withstand somewhere between 140 to 150 miles per hour wind situations. Rich Vocke said on this model the ladder is inside the tower for access when service is required. He also said there is no history of blades flying with this tower. He said the tower he installed in Avon has never had an icing issue and the blades are typically white or off white which does allow ice to form if standing still. He said usually once they start up the ice gets thrown off in the first 30 seconds and drops to the ground. Pete Carmody asked what the blades were made of and was told fiberglass. He also asked how many units has Mr. Vocke installed in which he said he has not installed any of this exact unit. Dennis Cleary said there were three reasons why he picked this particular company (with Mr. Vocke) and model and they are 1) it was the quietest of 4 that he looked at, 2) it made the most energy on moderate winds and 3) the nice clean look of it.

Pete Carmody asked if there were any plans to install more of these on his property and Mr. Cleary said not certainly on the property that he owns his house on but he owns another 20 acres and in 10 years from now he may want to put one somewhere else. It was stated that the life expectancy is 30 years on this wind turbine. Virginia McHugh asked how often are they serviced and Mr. Vocke said typically once per year and that usually it's just a matter of inspecting it for overall operations to make sure there is nothing wrong with it. Dennis Cleary said it will be on its own meter so if there is a problem it should show up based on the electricity it makes. Dennis Cleary said if you lose commercial power the unit automatically shuts down.

A **MOTION** was offered by Pete Carmody, seconded by Chris Edquist to approve #9127 Dennis Cleary – Zoning Permit for a 100 ft. Mono Pole Wind Energy Conversion System at

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108 Mad River Rd. A brief discussion followed to incorporate the condition that the Consulting Engineer suggested to get certification from the company that it meets our standards. The above motion was rescinded by both Pete Carmody and Chris Edquist and the following amended motion was made:

Upon **MOTION** by Pete Carmody, seconded by Mike Bokon, it was unanimously voted to **APPROVE** #9127 Dennis Cleary – Zoning Permit for a 100 ft. Mono Pole Wind Energy Conversion System at 108 Mad River Rd. with the condition that certification from the manufacturer is submitted stating it meets our regulations.

**3. #12-466 Frisbie School – Special Use Permit for School Overflow parking and parking for Wolcott Food Pantry and Town Events.**

Upon **MOTION** by Pete Carmody, seconded by Mike Bokon, it was unanimously voted to **APPROVE** #12-466 Frisbie School – Special Use Permit for School Overflow parking and parking for Wolcott Food Pantry and Town Events with the condition that there is some type of barrier installed between the properties involved on Woodtick Rd. as long as this Commission approves the barrier proposed.

**NEW BUSINESS**

**1. #12-467 Chirag Patel – Special Use Permit for a Liquor Store at 701 Wolcott Rd.**

Upon **MOTION** by Mike Bokon, seconded by Chris Edquist, it was unanimously voted to **ACCEPT FOR REVIEW** #12-467 Chirag Patel – Special use Permit for a Liquor Store at 701 Wolcott Rd.

Upon **MOTION** by Mike Bokon, seconded by Pete Carmody, it was unanimously voted to **SCHEDULE** a Public Hearing on #12-467 Chirag Patel – Special Use Permit for a Liquor Store at 701 Wolcott Road for April 4, 2012 at 6:30 p.m. in the Council Chambers.

**ZONING ENFORCEMENT OFFICER’S REPORT**

ZEO said that he has preliminary drawings for a 144 unit assisted living facility behind Wolcott View Manor to review. He said he has actually sent a quick message out to Tony Panico, Town Consulting Engineer, to determine what affect Wolcott View Manor would have in determining the number of units allowed. He also said the elderly project on Potuccos Ring Rd. and Lyman Rd. is looking to start the water main within the next couple of weeks. He said there was some talk about putting in wells instead but that would have to come before the Commission again. ZEO said he did talk to Mr. Podzunas about the tree berm on the property on North St. and was told that he did install evergreen trees and they are not very big. ZEO

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said he would go look at them to see what it looks like. He also said they have starting the catch basin repairs on Lyman Road. He said the paving contract for small road repairs was approved for J&J Paving to do.

ZEO said that there is someone looking to put in an ice cream store in the side plaza where Five Guys Flipping Pies is. He said we have been trying to get new parking layouts (for plazas) when a new application comes in. He said this is already an existing special use permit because there is a restaurant on the property already. He said they are one spot short for parking but the regulations state that this Commission can waive 25% of the parking if you feel it is not necessary. However, if you feel at some point they need to put the parking spots in then you can do so. ZEO said it looks like on the plan there is room to put in 5 or 6 more spots by Wolcott Rd. He also said that someone is looking to possibly put in a dairy bar on Wolcott Rd. and at that time when they apply he will look into the parking for that property.

ZEO said the asphalt plants have opened early but he hasn't been notified officially and he has to wait for that certification before he can get started according to Finance Dept. He said the contract for the larger road repairs has to go through the approval process so he is looking for May or June before the major road repairs get started. There was a brief discussion regarding the property where the bottle redemption center was (Mad River Rd.) and it was stated that the town may be purchasing it.

Mike Bokon said to have Pete (Parks) take a look at the last house on Tame Buck because there is an in-ground pool there without a fence around it.

**EXECUTIVE SESSION**

There was no Executive Session at this time.

**ADJOURNMENT**

Upon **MOTION** by Pete Carmody, seconded by Rich Delpier, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:36 p.m.

APPROVED:

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Cathe Sherman, Vice-Chair  
Planning & Zoning Commission

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Edna Henderson, Recording Secretary  
Planning & Zoning Commission