

**WOLCOTT PLANNING & ZONING  
REGULAR MEETING  
WEDNESDAY, OCTOBER 3, 2012  
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 6:31 p.m. with the Pledge of Allegiance and then attendance was taken.

Roll Call Attendance

**MEMBERS PRESENT:** Cathe Sherman, Chris Edquist, Rich Delpier, Ray Mahoney

**MEMBERS ABSENT:** Pete Carmody

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

**ALTERNATES ABSENT:**

**ALSO PRESENT:** David Kalinowski, ZEO

**PUBLIC REQUESTS**

There were no Public Requests at this time.

At this time Virginia McHugh was seated as a regular member.

**APPROVAL OF MINUTES**

At this time Sean Cleary said he abstained (at the 9/19/12 meeting under New Business Application #12-476) due to family association with the abutting property owner not a family association with Beach Building/Wolcott View Manor and that it was discussed at the end of the last meeting that he would recuse himself from participating in any discussion for the Beach Building project #12-476 due to potential conflict of interests as he stated above.

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the 9/19/12 Public Hearing and Regular Meeting with the change as noted above.

**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. #12-471 Liberty Wolcott LLC – Amendment to Zoning Regulation #32.2.18 to allow Multi-Family Developments in an RC District and Schedule A – Permitted Uses as noted on the application.**

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **DENY** #12-471 Liberty Wolcott LLC – Amendment to Zoning Regulation #32.2.18 to allow Multi-Family Developments in an RC District and Schedule A – Permitted Uses as noted on the application due to the negative impact to the school system and one current owner of Watercreek is not in favor of this without the age restriction and financial hardships cannot be considered in amendments for zoning regulations.

- 2. #12-476 Beach Building LLC – Special Use Permit for a 140 Unit Assisted Living Facility at 50 Beach Rd.**

ZEO said it was recommended this information be forwarded (Fire Marshal, Inland Wetlands, etc.) and that process is still going on. He said the Fire Marshal has forwarded his comments and the Town Engineer has done a partial review with some comments to be addressed so he thinks this should be tabled until we can get all the information required before public hearing. Chairman Mahoney asked the commission if they had anything to add at this time and with seeing none this was tabled to the next meeting.

**NEW BUSINESS**

There was no New Business at this time.

**ZONING ENFORCEMENT OFFICER'S REPORT**

ZEO said as far as the issue with the building on Rte. 69 there has been some demolition going on and a letter was sent to Blight Officer who is also addressing the property. He said the sign issue will be ongoing and he will have to continually address this. He said the town is still working on the roads and they are crack sealing some also. Mike Bokon said there is a site line issue with the democratic sign at intersection of Todd Rd. and Central Ave. Cathe Sherman

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PAGE 3 of 3**

asked about the pile of millings at Frisbie School and ZEO said that is for the additional parking lot at Frisbie when they do it.

**EXECUTIVE SESSION**

There was no Executive Session at this time.

**ADJOURNMENT**

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:43 p.m.

APPROVED:

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Ray Mahoney, Chairman  
Planning & Zoning Commission

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Edna Henderson, Recording Secretary  
Planning & Zoning Commission