

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, APRIL 18, 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 6:32 p.m. with the Pledge of Allegiance and then attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Cathe Sherman, Chris Edquist, Rich Delpier,

MEMBERS ABSENT: Ray Mahoney, Pete Carmody

ALTERNATES PRESENT: Mike Bokon

ALTERNATES ABSENT: Virginia McHugh, Sean Cleary

ALSO PRESENT: David Kalinowski

PERMIT APPLICATIONS

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

ZEO Dave Kalinowski stated that the owner, Phil Calo, came into the office and gave an updated parking plan also showing what the actual square footage of the building (and businesses) was. He said it came up with 39 parking spaces and the current plan before us only shows 37 spaces. ZEO said since then this plan he looked at there are certain measurements that are required under our regulations according to section 42. He said the regulations allow us to have parking spaces that are 20 feet long, 9 feet wide with 22 foot aisle spaces if 90 degree angle. He said if you look at the plan before us and use the scale marked on the plan he is short and would actually lose a row of parking because he doesn't have the measurements required. ZEO said he would recommend the Commission get an updated plan to show that it meets section 42 for parking requirements. He also said he did talk to Mr. Calo about the paving of the lot and Mr. Calo wanted a 6 month extension to pave and ZEO told him that is up to the Commission. He also said that the State said there is a 6th application before them for a liquor store so they would not accept another one at this time. He said the only way they would accept an application would be if the 6th one applied for was denied.

Cathe Sherman said we should get a letter from the State stating such so we have something more tangible. Cathe Sherman said there are several issues that need to be addressed such as the State approval, parking spaces, Inland Wetlands, Fire Marshal, etc. ZEO said there is another plan that was approved years ago by Inland Wetlands that has the elevations and a weir in it and maybe that plan shows different parking. ZEO said Fire Marshal will not look at this until we have an accurate plan. Cathe Sherman said she believes in regulation #32.2.8 which is specifically for package stores it states throughout the regulation "retail, retail, retail", nothing in there says "special retail". Cathe Sherman said another concern was the traffic pattern with delivery trucks. She said

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she has concerns whether a 14 foot delivery truck can maneuver around the (back) corner when there are cars parked in the area. Chirag Patel said most deliveries are done between 11:00 to 2:00. Rich Delpier said he went through the parking lot before tonight's meeting and it was difficult to go through because the cars were not pulled in all the way and it would not be passable if a fire truck had to get in there. ZEO said that is another reason why it should be paved and spaces marked accordingly. Rich Delpier said when we approved the parking lot previously (for the exercise classes) there were two storage trailers, debris and tires laying on the right hand side and all that debris is still there. He said this needs to be cleaned up. ZEO said we can send a letter regarding this and if nothing is done it can be forwarded to the blight officer. After a brief discussion the Commission and ZEO felt that the lot would have to be paved with parking spots and traffic flow being identified before business can go into the building.

There were no more comments or questions from the Commission or the public and the public hearing on this application was continued to 5/2/12 at 6:30 p.m. in the Council Chambers.

REGULAR MEETING

At 6:55 p.m. Vice-Chair Cathe Sherman called the Regular Meeting to order. (Attendance was taken and it was the same as listed above under Public Hearing).

At this time Mike Bokon was seated as regular member.

PUBLIC REQUESTS

Carmine Papa came forward and said at the last meeting he questioned if the wind turbine (108 Mad River Rd.) was approved and was told yes. He said he was told it met all specifications in town but he said as a taxpayer he is concerned because he was under the impression that any zoning that is done in town is laid out by the State. He then handed out a newspaper article that says State regulations (on wind turbines) is not completed so how can we approve it. Cathe Sherman said we have our town regulations and that is what we rendered our decision on. Mike Bokon said what this article is talking about is the ones they want to put up on the big farms, like 20 of them.

At this time Jim Lofgren came forward and said he was looking into the property adjacent to his that is for sale and is restricted commercial. He said if he was to purchase it and tear down the building could he change it to general commercial. ZEO said a letter would have to be sent to Council of Governments when requesting a zone change and then the Commission would need to approve it. He said he told Mr. Lofgren what the process was and that he would need a map showing the adjoining properties, current zoning, etc.

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APPROVAL OF MINUTES

Upon **MOTION** by Mike Bokon, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the 4/4/12 Public Hearing and Regular Meeting.

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

Cathe Sherman said that the public hearing on this has been continued to May 2, 2012 at 6:30 p.m. in the Council Chambers.

NEW BUSINESS

There was no New Business at this time.

ZONING ENFORCEMENT OFFICER'S REPORT

ZEO said that Jason Bartlett purchased the building on Meriden Rd. that used to be Webster Bank. He is going to put in a showroom for cabinets, etc. and operate his carpentry business there. ZEO said we have applications for 2 new homes. Mike Bokon said there is a sign for Sullivan Brothers on the corner of Central Ave. and Todd Road and not sure which house it belongs to as he did not see a permit for anything in that area. ZEO said he would look into it. Mike Bokon also said that there are sandwich signs on the property where McBride's Pizza is and ZEO said he would send a letter if need be. There was a brief discussion regarding property at 650 Wolcott Rd. and it was stated a dairy bar was looking at going in there. A discussion followed regarding outside sitting areas for restaurants, etc. in town and ZEO said it is not allowed unless it is accessed only from inside the restaurant but maybe someone who is interested in having an outside sitting area should look into changing the regulations. ZEO said now that time permits maybe a committee should be put together to go through the regulations and make note of suggested changes to them. Then it

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can be forwarded to the Consulting Engineer, as he had a lot of things (verbiage), he thought should be changed.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Mike Bokon, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:15 p.m.

APPROVED:

Cathe Sherman, Vice-Chair
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission