

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, JUNE 6, 2012
TOWN COUNCIL CHAMBERS, 6:30 P.M.
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MINUTES

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 6:30 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

ALTERNATES ABSENT: Sean Cleary

ALSO PRESENT: David Kalinowski, ZEO

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

PUBLIC REQUESTS

There were no Public Requests at this time.

APPROVAL OF MINUTES

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **APPROVE** the minutes from the 4/18/12 Public Hearing and Regular Meeting.

Ray Mahoney and Virginia McHugh 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

There was no Old Business at this time.

NEW BUSINESS

- 1. #12-470 Frank Carnemolla, Jr., (784 Bound Line Rd.) - Amendment to Zoning Regulation #32.2.12 regarding Motor Vehicle Repair Garages on Interior Lots in an Industrial Zone**

ZEO said Mr. Carnemolla has been repairing his own trucks for 20 plus years and he is looking to get a repair license. Our regulations (last changed in 1999) do not allow his interior industrial lot to have a repair business because it does not have the proper frontage and it was decided that the best way to approach this was to put in a text amendment. ZEO said this amendment would allow Mr. Carnemolla to continue his business and to also apply for a repairer's license. ZEO said a public hearing would have to be scheduled for this according to our regulations. Mr. Carnemolla and his Attorney agreed to just wait to discuss this text amendment at the public hearing.

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW** #12-470 Frank Carnemolla, Jr., (784 Bound Line Rd.) - Amendment to Zoning Regulation #32.2.12 regarding Motor Vehicle Repair Garages on Interior Lots in an Industrial Zone.

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **SCHEDULE** a public hearing on #12-470 Frank Carnemolla, Jr., (784 Bound Line Rd.) – Amendment to Zoning Regulation #32.2.12 regarding Motor Vehicle Repair Garages on Interior Lots in an Industrial Zone for June 20, 2012 at 6:30 p.m. in the Council Chambers.

- 2. #12-471 Liberty Wolcott LLC – Amendment to Zoning Regulation #32.2.18 regarding Multi-Family Residential Developments in a Restricted Commercial District (Rte. 69 Development known as Watercreek).**

ZEO said this is property by Party Plus on Rte. 69 and in 2003 it was changed from Industrial Zone to Restricted Commercial for an elderly development which was approved. He said the project is probably 70 percent done as far as roadway goes and 85 percent done as far as site work and grading goes. There are some houses built there and a few families living there but as we all know there is nothing really happening with elderly (projects) in town. ZEO said the applicant wants to propose an amendment to allow this to be converted into a multi-family (development). ZEO said we are going to need information from the Town Engineer and the Town Attorney, etc. and would recommend this be tabled so you (members) can look at the information and at the next meeting schedule the public hearing for the July meeting. ZEO said if this amendment goes through it does not mean he can start building right away he would have to come in with a site plan for multi-

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family and get approval for that first. Keith Mahler said he has been developing in Wolcott for 25 years now and has taken title to Watercreek last Thursday. Mr. Mahler said there were 63 units approved, a combination of single family and a couple of duplex type buildings. He said out of the 63 units, 6 were built and only 3 of those were sold. He said they have been looking at this project to see how to make it work and to take it from an age restricted to an unrestricted project. He said this property is 23 acres. He said his intent is to process the application and hopefully get the commission to see it favorably and grant the text change in which time they would file the site plan the next day. He said the intent is to take the exact same site plan that was approved previously and have the commission reapprove it with the new text change. Attorney Wise said the market for age restricted is pretty dead not only in Connecticut but throughout the country and they have done some research around the State and he will give us a list at the appropriate time of 6 to 8 towns that have either changed their zoning regulation or amended approvals to eliminate age restrictions to allow projects to get completed. He said he would also provide us with data that there will be minimal traffic impacts from eliminating the age restriction and there will also be minimal impacts on the school systems.

Cathe Sherman said she had a couple concerns, one being that elderly people have already bought 3 of these houses knowing that it was supposed to be for the elderly. Mr. Mahler said it is not elderly, it is age restricted, 55 and over. Mr. Mahler said his perspective is that they (3 owners there now) can't get financing and they can't sell them so at this point they have nothing. He said if we get this modification then we have created a market for them to be able to exit if they want, if they don't want to they can stay. He said this modification would give them a viable alternative and Cathe Sherman said she wants to have the Attorney review this to make sure there is no liability to the town if it's changed. She said she also has questions regarding the impact to schools and so on but this will be discussed at the public hearing. Chris Edquist asked if the current residents there are being taken care of (as far as garbage service, etc.) and Mr. Mahler said not yet.

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW** #12-471 Liberty Wolcott LLC – Amendment to Zoning Regulation #32.2.18 regarding Multi-Family Residential Developments in a Restricted Commercial District (Route 69 Development known as Watercreek).

Upon **MOTION** by Cathe Sherman, seconded by Virginia McHugh, it was unanimously voted to **TABLE** #12-471 Liberty Wolcott LLC – Amendment to Zoning Regulation #32.2.18 regarding Multi-Family Residential Developments in a Restricted Commercial District (Route 69 Development known as Watercreek) to the June 20, 2012 meeting.

ZONING ENFORCEMENT OFFICER'S REPORT

ZEO said a letter was sent to the owner of the property where McBride's is and the recording secretary stated the owner has called and will be notifying his tenants to remove the sandwich signs. ZEO said that road construction was moving right along. There was a brief discussion regarding which roads have been paved and which roads drainage has been completed on etc.

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There was a brief discussion regarding the road construction that has been completed at Woodtick Road, Clark St. and Long Swamp Road area.

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 7:10 p.m.

APPROVED:

Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission