

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, AUGUST 1, 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.

Chairman Ray Mahoney called the Public Hearing 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 arrived at 7:12 p.m.

ALTERNATES ABSENT: Virginia McHugh, Sean Cleary

ALSO PRESENT: David Kalinowski, ZEO

PERMIT APPLICATIONS

- 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.**

ZEO read into record the letters from Attorney Wise dated 8/1/2012, A.J. Panico dated 7/30/2012 and C.O.G.C.N.V dated 7/27/2012 (not received by fax until 7/31/2012), see attached. He said that Attorney Wise asked for an extension (to 9/5/2012) as he just received this information yesterday afternoon (7/31/2012) and Chairman Mahoney said the Commission also just received the information tonight so the extension is a good idea (for all to have time to review it).

Ray Rinaldi came forward and said from what was read from A.J. Panico's letter he believes he is on the same path that most of them are regarding not allowing this subdivision or whatever it may be, to be changed. He questioned what multi-family dwellings really consist of, is it like 2, 3, 4 (stories) or as high as a high rise? Mr. Rinaldi also said that Mr. Mahler said he was a builder and he is not a builder, he is a developer and his plan is to buy land and get it zoned the way he wants and then farms it out. Chairman Mahoney said on Mr. Mahler's behalf at the end of the meeting he did clarify for the record that he wasn't going to be the builder (for the project).

Mr. Rinaldi said that when GAMA Developers proposed what Mr. Mahler wants to do they were denied. Mr. Rinaldi said he can sympathize with the owners there now but he feels they

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are better off (with the project) staying the way it is now. He went on to discuss the additional cost it would be to the town for educating more children verses what you would get in revenue. Carmine Papa came forward to express his concern about this being spot zoning and he thought that according to law in order for it to be spot zoning it would have to go through the courts. ZEO said (the applicant) is not looking for spot zoning he is looking for a text amendment change.

There were no more comments or questions from the Commission or the public on #12-471 and Chairman Mahoney said the public hearing on this application is continued to 9/5/2012 at 6:30 p.m. in the Council Chambers.

2. #12-473 Frank Carnemolla, Jr. – Special Use Permit for Use Line C-8 for a Repair Garage at 784 Bound Line Rd.

Attorney Pilicy read the statement of use for this application which stated the applicant was looking to get a license to repair trucks and trailers. He said they are not changing the site or the lot they are just looking for a license to repair other customer's trucks and trailers. Cathe Sherman asked if he was going to be full retail and advertise and Mr. Carnemolla said his intent is to do inspections but if he can bring in other work as far as front end work then he would do it. He said it is only truck and trailer repairs not for cars.

There were no more comments or questions from the Commission or the public and the public hearing was closed on application #12-473 at 7:06 p.m.

REGULAR MEETING

At 7:06 p.m. Chairman Mahoney called the Regular Meeting to order. (Attendance was taken and it was the same as listed above under Public Hearing).

PUBLIC REQUESTS

There were no Public Requests at this time.

APPROVAL OF MINUTES

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the 7/18/12 Public Hearing and Regular Meeting.

APPROVAL OF BILLS

There were no bills at this time.

CORRESPONDENCES

The correspondences were read at time the applications were discussed.

SUBCOMMITTEE REPORTS

There were no Subcommittee Reports at this time.

OLD BUSINESS

- 1. #12-471 Liberty Wolcott LLC – Amendment to Zoning Regulations #32.2.18 to allow Multi-Family Developments in an RC District and Schedule A – Permitted Uses as noted on the application.**

(The public hearing on this application was continued to 9/5/2012 at 6:30 p.m. in the Council Chambers).

- 2. #12-473 Frank Carnemolla, Jr. – Special Use Permit for Use Line C-8 for a Repair Garage at 784 Bound Line Rd.**

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **APPROVE** #12-473 Frank Carnemolla, Jr. – Special Use Permit for Use Line C-8 for a repair garage at 784 Bound Line Rd.

- 3. #12-474 Billy Olmstead – Site Plan Application for Use Line C-18 and C-19 and stockpiling of material at 36 Town Line Rd.**

ZEO said stockpiling of material has been ongoing (at 36 Town Line Rd.) and Mr. Olmstead came in with a site plan permit to allow stockpiling of material. He said if you remember at the last meeting Mark Garrigus wrote a correspondence (with additional information that was needed) and before we can approve it we need the approval from Inland Wetlands. ZEO said a certified letter was sent to Mr. Olmstead along with the correspondence from Mr. Garrigus and since then we have received a letter from the Town Engineer. ZEO said Mr. Olmstead has called the office and said he needs more time to address the issues that were brought up in Mr. Garrigus' letter and he has not yet seen the Town Engineer's letter therefore he recommends we continue this to the next meeting.

At this time Mike Bokon arrived at 7:12 p.m. At this time ZEO read into record the letter from the Town Engineer dated July 30, 2012 (see attached). ZEO said obviously this plan is not

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even close to being complete for review and to be fair to the applicant, because the Engineer's letter just came in yesterday, we should have answers for the next meeting.

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **TABLE** #12-474 Billy Olmstead – Site Plan Application for Use Line C-18 and C-19 and stockpiling of material at 36 Town Line Rd. to the 8/15/2012 meeting.

NEW BUSINESS

1. **Effective date for application #12-470 Amendment to Zoning Regulation #32.2.12.**

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **set** effective date for application #12-470 text amendment made to zoning regulation #32.2.12 as June 30, 2012.

ZONING ENFORCEMENT OFFICER'S REPORT

ZEO did not have anything to report but stated the Commission members have a lot to review. He said if you do miss meetings when it comes to public hearings that you familiarize yourself by listening to the tape.

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 7:21 p.m.

APPROVED:

Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission