

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, OCTOBER 2, 2013
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: Mike Bokon

ALTERNATES PRESENT: Virginia McHugh, Angelo Mastrofrancesco

ALTERNATES ABSENT:

ALSO PRESENT: Dave Kalinowski, CZEO

PERMIT APPLICATIONS

1. **#13-493 Trimosh Fejzo – Special Use Permit for B-3 a Social Club at 1585 Meriden Rd.**

CZEO said the use is under B-3 which will be a private club and requires a public hearing. He said under a special use permit it is also required to have a site plan which the members have a copy of. He said there are a lot of things on the site plan that he didn't feel were applicable but if you (members) feel there is something needed on plan you can certainly ask them to put it on. He said they have been doing a nice job cleaning the building up however he doesn't believe the parking lot spaces shown on the plan are really identified there. He said the parking requirements are 1 space for 3 seats and his recommendation would be to have the social club parking spaces identified so they will not interfere with the other businesses located there. Ray Mahoney asked Mr. Fejzo if he understood what the CZEO was stating about the parking spaces and he replied yes. Rich Delpier said on the blueprint it states there are 21 parking spaces along Meriden Rd. and another 21 along the front of the building but he said there is only 17 along each. He said there are no handicap spaces and the back area of the building needs to be cleaned up. He said the plan also says that there would be a 6 foot fence on the road side and it is only 4-1/2 feet and the trees and brush overgrown for years is still there. Rich Delpier said it is his opinion that the Commission should have everything done (correctly) before letting businesses go in there. Angelo Mastrofrancesco said there are houses to the left, rear corner and behind and questioned if they would be open later than 11:00 p.m. and Mr. Fejzo said no. Mr. Fejzo said if they have some kind of birthday party they may stay till 12:00 but not later than that. Angelo Mastrofrancesco asked if he was renting this out as a hall or

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something and Mr. Fejzo said no it is just for members. He said there would be 36 members and he said when the Green Line was there it stated they could have up to 125 people in that building at one time. He said he doesn't think they would have more than 40 members. CZEO said there have been a lot of questions asked, what if there were 100 to 200 people there, and he said this is a special use permit and this Commission has the right to impose any conditions, such as to allow only so many members, to allow only so much parking and have it identified, etc. Virginia McHugh asked if this was his first experience with a social club and Mr. Fejzo said yes. Cathe Sherman asked if there would be alcohol on the premises and Mr. Fejzo said they would bring their own (personal) alcohol and/or soda, etc. He said he has no plans for a kitchen at this time. Adam DellaBianca come forward and said he owns the pawn shop (in same plaza) and he has no issues with the social club being there as long as there can be an agreement as far as the parking goes. He said the weekends would be his busy time and wants to be sure there is parking there for his customers.

At 6:45 p.m. there were no more comments from the public or the Commission and Chairman Mahoney stated that the public hearing on application #13-493 will be continued to October 16, 2013 at 6:30 p.m. in the Council Chambers.

2. #13-494 Town of Wolcott – Special Use Permit for (B-1) Recreational Area / Dog Park at 127 Mad River Rd.

CZEO said that this application falls under B-1 Schedule A (Permitted Uses) and it requires a site plan. He said there are a lot of things that are not on here and due to our regulations he would ask that the Commission look at them. He said he doesn't think they are important because the site is existing and has been there for years. He said certainly if there is something that this Commission would like to see (on plan) we could do that. He said it is town owned piece of property and the Commission has the right to waive any requirements that they do not feel are important. He also said they did discuss the parking noted on the site plan and he did not feel the entrance would meet the site line requirements. He said he spoke to those (working on this project) and they agreed to move the parking lot up to the northwest corner of the property which would also accommodate the walking bridge to Peterson Park. He said he would recommend when we do look at the final draft of this plan that the Town Engineer approve the site line and location of parking lot. He said one building on the lot will be utilized and one will be removed.

At this time Mayor Dunn came forward and said he had some volunteers call his office (Trish Mueller) who is taking the lead on this and they have a committee put together with most of them here tonight. He said he advised Trish to bring this to the Acquired Facilities and Park and Rec Commission to let them know everything that is going on. He said they are working together with the Committee on the plan and as you can see it is going to enhance the property from where it was and where it will be when they are done with it. He said they (Dog Park Committee) are willing to work with whoever they have to, to get this done. The Mayor said

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that this will be a nice spot for everyone in the community, not just a dog park. Cathe Sherman asked if there was any lead in the redemption building and Mayor Dunn said a company did come in and tested the area and found some hot spots and it will have to go out to bid now to remove what is in there, etc. Rich Delpier asked if the town would be maintaining the property once it is completed because it is town property and Mayor Dunn said correct. He said they will work through the Acquired Facilities/Park & Rec Dept. and the crew will do as much work as they can but you see the committee is here so there will be people there every day. He said the people that bring their pets there usually take care of the park themselves. Cathe Sherman asked if there would be any kind of monitoring going on and the Mayor said you are supposed to be responsible for your own pet. Virginia McHugh asked if there would be special hours and the Mayor said he thinks it will be the same as the parks hours. Trish Mueller came forward and said the dogs will be allowed to run without leashes because of the fenced in areas. She said in other parks if there is an aggressive dog the handler is asked to remove their dog and other handlers there would also approach that person to ask them to remove the animal. Angelo Mastrofrancesco asked if the gates would be locked and Trish Mueller said they would be opened for people to come in and out. There was question as to whether or not another park attendant is required and they said it will be monitored as it is still a learning process right now. Cathe Sherman said she would still like a site plan map submitted with property lines, dimensions, etc.

Dennis Cleary came forward and said (the map submitted) is a nice diagram and is a work in progress but it does need a fair amount of work. He said he met with Trish and a few other people on Saturday to discuss what their plans were for the property and is in support of what they are trying to do, the concept and even the location. But he does think the plan needs a little bit of work and discussed his thought with Trish and he thinks you need a site plan for the entire site, the brooks and rivers need to be shown. He said the majority of this property is both in a flood plain and wetland boundaries and it needs to be addressed (on plans) so the approvals are done with this in mind. He feels we should not go and put a fence in and benches on this property without having a full blown scope of what this entire property will be when developed even if it takes 5 years. He said you need to take into consideration the topo on the property and the parts that are annually underwater. He also said the building needs to come down first before anything else happens. He also said that the current fence was not addressed on the plan and he said that fence is an industrial fence and makes the property look as such. He said his other concerns are that the bridge that is shown going to the park is not on town property. He believes it is owned by Seven Brothers, the owners of property next to the bowling alleys. He said a full blown (plan) with topography's, site distances, entrances and exits appropriately designed as well as buffers along the street etc. will be appropriate. He said he understands that the parking will be moved to the upper driveway area but it will still need Inland Wetlands sign off on a more final plan rather than just this initial one as a lot of things are not on the application and/or plan. He said to summarize he is supporting the dog park on said location but only if engineered properly and it is a long term asset to the town. He said the

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hazard building needs to come down first then the existing fence needs to go. He said he believes it will be a great addition to the park and we need more parking. He said the dog park will be an asset to the entire town and also his opinion is the buffer off of Mad River Road should be substantial in order to get snow load off the road, etc.

Dave Valletta came forward and said he does agree with Mr. Cleary in a lot of aspects and he also voted for this dog park. He would like to see it go through as quickly as possible but he agrees with Mr. Cleary as far as the buffer zones go. He said with smaller dogs they park at everything so you might want to reverse the plan (and put smaller dogs in back area).

Chairman Mahoney asked if Mark (Inland Wetlands) signed off on the application and CZEO Dave Kalinowski said he did signed off on the original application but of course anything with the town Inland Wetlands is always involved. Chairman Mahoney asked about the snow issue that was brought up as it is an existing site and Dave Kalinowski said there are a lot of things he stated before that our site plan requirements require such as existing topo, proposed topo, it is not going to change you know what's there so to have these people spend money that is not required.....you are putting in grass areas, a fence area for dogs. You had a stock pile area of woodchips, loam and top soil, trees etc. for how many years, we are putting a dog park here so we need to understand, someone has to pay for a site plan and does the commission feel that a topo is going to help you out with your decision. He said the Commission has the right to ask for anything from this (dog park) committee and the public hearing has been continued for two weeks (to give them time) to give us an update as to what you are looking for. Chairman Mahoney said they should maybe consider screening for the fence that is up there now to save money. Trish Mueller said that fencing may not be there eventually. She said this is all new to them and this is evolving and they are open to suggestions. Dave Kalinowski said there must be an A-2 survey somewhere so we can have information on paper (cosmetic stuff) such as fencing, how high, what's it going to look like, it is questions like that that need to be answered. He said to do another drawing to show the new parking, new entranceway, etc. so the Town Engineer can look at it before the next meeting. Cathe Sherman said all we really need is an A-2 because there already has been a question as to who owns the property where the bridge is going and an A-2 should show that. It was stated an A-2 survey was submitted with the application so they could incorporate it (the changes) with that.

At 7:18 p.m. there were no more comments from the public or the Commission and Chairman Mahoney stated that the public hearing on application #13-494 will be continued to October 16, 2013 at 6:30 p.m. in the Council Chambers.

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **TAKE** a 5 minute recess at 7:19 p.m.

REGULAR MEETING

At 7:26 p.m. Chairman Ray Mahoney called the Regular Meeting to order. (Attendance was taken and it was the same as listed above under Public Hearing).

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 Virginia McHugh, it was unanimously voted to **APPROVE** the minutes from the 9/18/2013 Regular Meeting.

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. #12-478 Christine Nelson – Special Use Permit for B-3 a Non-Profit Donation Center at 36 Town Line Rd.**

Chairman Mahoney said we are still waiting on Inland Wetlands approval for this application and Dave Kalinowski said it has also been in the attorney's hands.

- 2. #13-493 Trimosh Fejzo – Special Use Permit for (B-3) a Social Club at 1585 Meriden Rd.**

Chairman Mahoney stated the public hearing on this application was continued to the October 16, 2013 meeting at 6:30 p.m. in the Council Chambers.

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3. #13-494 Town of Wolcott - Special Use Permit for (B-1) Recreational Area / Dog Park at 127 Mad River Rd.

Chairman Mahoney state the public hearing on this application was continued to the October 16, 2013 meeting at 6:30 p.m. in the Council Chambers.

NEW BUSINESS

There was no New Business at this time.

ZONING ENFORCEMENT OFFICER'S REPORT

CZEO Dave Kalinowski said he did not have anything to report at this time. Chairman Mahoney said there were sandwich signs by Woodtick Rd. (and Catering) and at the new barbershop by LaFortuna's that people have asked him about. Chairman Mahoney also said that Total Fitness (1078 Wolcott Rd.) is almost ready to pave (their lot).

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 7:30 p.m.

APPROVED:

Raymond Mahoney, Jr. Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission