

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, NOVEMBER 20, 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 6:31 p.m. with the Pledge of Allegiance and then attendance was taken.

Roll Call Attendance

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

MEMBERS ABSENT: None

ALTERNATES PRESENT: Virginia McHugh, Angelo Mastrofrancesco

ALTERNATES ABSENT: None

ALSO PRESENT: Dave Kalinowski, CZEO

PERMIT APPLICATIONS

- 1. #13-496 Joanne Pesce – Special Use Permit for (C-4) a pizza restaurant at 761 Wolcott Rd.**

Dave Kalinowski, CZEO, said this would be going next to E-Z Pickins and it requires a public hearing. He said it meets the parking requirements because the only other space rented in that plaza is E-Z Pickins but down the road there may be (parking) issues if more businesses go in there. John Yurch said he is doing work for Joanne Pesce and is here to answer any questions the Commission may have. He said there will be 1 full time manager and 5 part time employees and this will be mainly a take-out business. He said there will be seating for 4 to 5 people at the most. The hours of operation would be Wed. – Thurs. from 3:30 to 8:30 p.m., and Fri. thru Sun. from 11:00 a.m. to 9:00 p.m. There was a brief discussion pertaining to the parking spaces and if they were lined. Mr. Yurch said they do need to be refreshed. He said the Fire Marshal has been through the building and felt they met everything needed. Angelo Mastrofrancesco said when he visited the site there definitely were no lines marked and cars were parked perpendicular to the building. Mike Bokon made the applicant aware of the fact that they cannot have sandwich signs.

There were no more comments from the public or the Commission and Chairman Mahoney stated that the public hearing on application #13-496 was closed at 6:45 p.m.

REGULAR MEETING

At 6:46 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).

PUBLIC REQUESTS

(At this time Chairman Mahoney read the public requests script). There were no Public Requests at this time.

APPROVAL OF MINUTES

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **APPROVE** the minutes from the 11/6/2013 Public Hearing and 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. Zoning Permit #9377 – Selami Ajro – to operate a pizza restaurant at 1627 Meriden Rd.

CZEO said we discussed this at the last meeting but the Commission had some questions for the applicant, who is here tonight. Selami (Sal) Ajro came forward and said he was looking to open a pizza restaurant and saw this building which already has some equipment there. He said his fire trucks will be parked at 1261 Meriden Rd. and will never be parked here. He was asked where he would be putting the wood for the wood fired stoves and Mr. Ajro said it would be inside the building, under the oven. There was question as to why he would want to open a pizza restaurant so close to another one and Mr. Ajro said he wanted to open up at the 1261 Meriden Rd. space but he thought there was a problem with the parking. He said he just received the prints (to show what is existing at 1261 Meriden Rd.) but in the meantime he found this location. There was concern about the smoke from the wood fired stove and Mr.

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Ajro said the chimney would be 6 feet above the roof. Mike Bokon said he would like to look into Mr. Ajro keeping everything at one spot before going any further.

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **TABLE** Zoning Permit #9377 – Selami Ajro – to operate a pizza restaurant at 1627 Meriden Rd. (to further review information).

2. #13-496 Joanne Pesce – Special Use Permit for (C-4) a pizza restaurant at 761 Wolcott Rd.

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **APPROVE** #13-496 Joanne Pesce – Special Use Permit for (C-4) a pizza restaurant at 761 Wolcott Rd. with the condition that the lines for the parking spaces are painted.

NEW BUSINESS

1. #13-497 David Cote – Site Plan for Landscaping Business at 1642 Wolcott Rd.

CZEO said that currently Cote's is not an active bar but David Cote uses the facility for his landscaping business. He said Mr. Cote parks his construction equipment there and was contacted a few months ago to get permit to operate there. CZEO said the plan before us is a site plan, not for the bar, but for the parking of his landscaping equipment. He said if the bar was to reopen they would have to come before the Commission again at that time. Mr. Cote said that if he has a job where material is needed he dumps it on said property and transfers to the job site as needed. Cathe Sherman asked if all the equipment will be parked outside and Mr. Cote said yes. Mr. Cote said there will be a 6 ft. stockade fence installed where all equipment will be parked behind as there was concern about visibility from the road.

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **APPROVE** #13-497 David Cote – Site Plan for Landscaping Business at 1642 Wolcott Rd. with the condition that the fences will be installed per site plan dated 10/11/2013.

2. #13-498 Pastor Daniel Wade – Special Use Permit for Church Worship at 701 Wolcott Rd.

CZEO said at the last meeting there was discussion regarding a cease and desist that was issued to this church. He said he spoke to Pastor Wade and informed him that a special use permit was required which Pastor Wade was not aware of as he was told by the owner of the property that he was all set to operate (his church worship). CZEO said they have satisfied the cease and desist at this time. He also said that currently the zumba classes that were operating in the next unit is moving out and there is another applicant to operate a gym there. CZEO said he did inform applicant that the conditions that were imposed on the zumba applicant had to be

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completed. Pastor Wade said it is terrible as he moved from his other location and now has nowhere else to go at this time to perform his church worship. He said they paid their rent, security deposit etc., and did not know about the issues with the building.

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW #13-498 Pastor Daniel Wade – Special Use Permit for Church Worship at 701 Wolcott Rd. and will schedule a public hearing at a later date.**

CERTIFIED ZONING ENFORCEMENT OFFICER’S REPORT

CZEO said he has nothing at this time to report.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Mike Bokon, seconded by Cathe Sherman, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:20 p.m.

APPROVED:

Raymond Mahoney, Jr. Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission