

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, NOVEMBER 6, 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 6:32 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: Angelo Mastrofrancesco

ALTERNATES ABSENT: Virginia McHugh

ALSO PRESENT: Dave Kalinowski, CZEO

PERMIT APPLICATIONS

- 1. #13-495 Robert LeBrun – Special Use Permit for (C-8) an Automotive Restoration / Repair Business at 17 Town Line Rd.**

CZEO Dave Kalinowski said that Mr. LeBrun came to us a few months ago regarding his automotive restoration business on Town Line Rd. and was not aware that he had to have a permit. CZEO said he has done everything that we have asked him to do along with having the property surveyed. He said it is a very clean operation and they meet the requirements for said business. Randall Colbourne came forward and said the hours there are 8:00 a.m. to 5:00 p.m. There was a brief discussion as to what operations were done there and Mr. Colbourne said everything from start to finish as far as restorations go, including painting. He said it is a certified spray booth. CZEO said that everything is stored inside the building. Mr. Colbourne said you are dealing with cars that are the owner's treasures and therefore are kept inside. A few of the members said they went to the site and it is a very clean place inside and outside. Angelo Mastrofrancesco said he went there and the parking in the back looks like it is all dirt and it was stated that it was millings and it doesn't need to be lined for this operation but shows that it is there if needed.

There were no more comments from the public or the Commission and Chairman Mahoney stated that the public hearing on application #13-495 was closed at 6:43 p.m.

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REGULAR MEETING

At 6:44 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

John DeCarlo, spokesperson for Vito's Pizza, came forward and read a letter to the zoning board requesting the Commission re-think allowing Mr. Ajro to open a pizzeria thirty five feet from Vito's business. He said they would not have a problem if Mr. Ajro was looking to open up a steak & seafood restaurant, a diner, a Mexican restaurant, etc. but he proposes the same business, same hours of operation, same food, etc. and they do not feel it is ethical. He also said they would have concerns if he would be using wood fed ovens as far as potential fire hazard and if he would be storing his fleet of fire trucks there. (The letter is on file in the Planning and Zoning Office).

APPROVAL OF MINUTES

Upon **MOTION** by Chris Edquist, seconded by Mike Bokon, it was unanimously voted to **APPROVE** the minutes from the 10/16/2013 Public Hearing and Regular Meeting.

APPROVAL OF BILLS

There were no bills at this time.

CORRESPONDENCES

Chairman Mahoney said the only correspondence was the one handed in tonight from Mr. DeCarlo.

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 this was still in litigation.

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2. #13-495 Robert LeBrun – Special Use Permit for (C-8) Automotive Restoration/Repair Business at 17 Town Line Rd.

Chairman Mahoney said the public hearing was closed on this tonight and everything seems to be in order. CZEO said the Fire Marshal, etc. will sign off on the zoning permit when it is obtained.

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **APPROVE** #13-495 Robert LeBrun – Special Use Permit for (C-8) Automotive Restoration/Repair Business at 17 Town Line Rd. per plan submitted with revised date of October 10, 2013.

NEW BUSINESS

1. Zoning Permit #9376 – Rosario Minnocci – to operate an espresso/coffee business at 1627 Meriden Rd.

CZEO said this would require a special use permit but one has been in place already for this property because it has been used as a restaurant (deli) before. He said the applicant currently has a business in Town Line Rd. area where he does wholesale of espresso machines but this store will be more retail where people will be able to try out different machines and coffees. He said there will also be a 100 sq. ft. area for tables for people to sit and try the coffee.

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **APPROVE** Zoning Permit #9376 – Rosario Minnocci – to operate an espresso/coffee business at 1627 Meriden Rd.

2. Zoning Permit #9377 – Selami Ajro – to operate a pizza restaurant at 1627 Meriden Rd.

Upon **MOTION** by Mike Bokon, seconded by Cathe Sherman, it was unanimously voted to **TABLE** Zoning Permit #9377 Selami Ajro – to operate a pizza restaurant at 1627 Meriden Rd. to the November 20, 2013 meeting at 6:30 p.m. in the Council Chambers in order to get more information (from the applicant).

3. #13-496 Joanne Pesce – Special Use Permit for (C-4) a pizza restaurant at 761 Wolcott Rd.

CZEO said this business is looking to go into the space that was last occupied by the dance studio (Triple Threat) and it requires a public hearing.

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Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **ACCEPT FOR REVIEW** #13-496 Joanne Pesce – Special Use Permit for (C-4) a pizza restaurant at 761 Wolcott Rd. and **SCHEDULED** a Public Hearing for November 20, 2013 at 6:30 p.m. in the Council Chambers.

CERTIFIED ZONING ENFORCEMENT OFFICER’S REPORT

CZEO said he has nothing at this time to report. Chris Edquist asked about what was going on at the old Kras Tool building as he heard there was a church operating there and CZEO said a cease and desist order has been issued (as no permits were filed for such).

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:04 p.m.

APPROVED:

Raymond Mahoney, Jr. Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission