

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, DECEMBER 18, 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.

Vice-Chair Cathe Sherman called the Public Hearing to order at 6:35 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Cathe Sherman, Rich Delpier, Mike Bokon,

MEMBERS ABSENT: Raymond Mahoney, Chris Edquist

ALTERNATES PRESENT: Virginia McHugh

ALTERNATES ABSENT: Angelo Mastrofrancesco

ALSO PRESENT: Dave Kalinowski, CZEO

PERMIT APPLICATIONS

1. **#13-498 Pastor Daniel Wade – Special Use Permit for Church Worship at 701 Wolcott Rd.**

CZEO explained how in 2008 the owner of the building had come with a site plan application and permit for retail / special retail businesses. They were to clean up the building, install parking lot and do some drainage work and they achieved approval through Inland Wetlands and P&Z with conditions from P&Z which was to establish a bond for soil and erosion and paving. He said the plan showed 37 parking spots and at that time all the drainage was complete, Inland Wetlands work was completed and the parking lot was processed. He said from that point to 2010 there was nothing going on there except for the owner himself had a personal gym. He said in 2010/2011 the Exershar gym went in there without a permit. He said they came in to take out the permit and the concerns from the P&Z department back then was that the orderly parking and traffic flow be achieved throughout the facility. He said at the time the owners did not have the money to pave it so the Commission granted them permission to identify the parking spots and put traffic signs up to allow orderly flow of traffic and parking. He said that was temporary and it was to be paved at a later date but the Commission at that time did not require a bond be posted. Now Pastor Wade put a church in there without a permit, which he was unaware was needed, therefore a cease and desist was issued. CZEO said Pastor Wade has obliged with everything that was asked of him on the cease and desist. CZEO said since Pastor Wade applied for the permit another gym came in for a permit and one of his conditions was that the same conditions from the last gym be in place, which was the signs had to be put up, the debris in parking lot be cleaned up, trailers removed and parking

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lines painted. He said however after the snow and plowing there are no lines anymore. CZEO said he checked the site plan that Pastor Wade handed in with his application for the parking and for a church the regulations state 1 space is needed for every 5 seats. He said he also sent the Fire Marshal and Building Inspector to make sure the facility was safe to conduct their services there until the cease and desist was met. He said neither had any issues with the facility at that time. CZEO said there was enough parking for the church and the gym but without the parking lot being paved you will never achieve orderly flow of traffic and orderly parking. He said he would suggest a bond (under regulation 31.7) be in place to insure that the parking lot is paved. Cathe Sherman had a concern about landscaping on the property and CZEO said you can put that in as a condition of approval but the whole piece of property is taken up by the building and parking. Pastor Wade said some members did discuss putting some plantings in window pots, etc., weather permitting. He also said there are spot lights in the parking area that go on when they go out to their cars. He also said they do have a small bus that the church could use if it becomes an issue with too many cars or if members do not have their own transportation.

There were no more comments from the public or the Commission and Vice-Chair Cathe Sherman stated that the public hearing on application #13-498 was closed at 6:45 p.m.

2. #13-499 Selami Ajro – Special Use Permit for (C-4) to operate a Pizza Restaurant at 1261 Meriden Rd.

CZEO said that Mr. Ajro came in a few weeks back to open a pizza restaurant also on Meriden Rd. but the concerns were that it was only 20 or so feet away from another pizza restaurant. He said Mr. Ajro said he liked where he was currently (also on Meriden Rd. but he just sells pizza from his fire trucks at parties, etc.). CZEO said he met with Mr. Ajro and said even though the plans show a lot of parking the parking is not marked at the actual site. CZEO said approximately 60% of the lot is paved and the rest is processed but there is a lot of area to park. There was some concern about the lighting in the lot and Mr. Ajro said he will make sure there is enough lighting there as it is his business. Cathe Sherman said the wood for cooking would have to be contained and not unsightly. Rich Delpier said when he went to the site the wood was neatly stacked and covered.

There were no more comments from the public or the Commission and Vice-Chair Cathe Sherman stated the public hearing on application #13-499 was closed at 7:08 p.m.

REGULAR MEETING

At 7:08 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).

Virginia McHugh was seated as a regular member.

PUBLIC REQUESTS

There were no Public Requests at this time.

APPROVAL OF MINUTES

Upon **MOTION** by Mike Bokon, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the 12/4/2013 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.

Upon **MOTION** by Rich Delpier, seconded by Mike Bokon, it was unanimously voted to take a 5 minute recess at 7:10 p.m.

Vice-Chair Cathe Sherman called the regular meeting back to order at 7:20 p.m.

OLD BUSINESS

- 1. #13-498 Pastor Daniel Wade – Special Use Permit for Church Worship at 701 Wolcott Rd.**

Upon **MOTION** by Mike Bokon, seconded by Rich Delpier, it was unanimously voted to **APPROVE** #13-498 Pastor Daniel Wade – Special Use Permit for Church Worship at 701 Wolcott Rd. with the following conditions:

1. Per regulation 31.7 a bond acceptable by the Town of \$20,000.00 be in place prior to any permit being issued to assure circulation of traffic, orderly parking, and entering and exiting onto Rte. 69 can be conducted in a safe and orderly way as designed per submitted site plan.
2. Landscape plan be submitted and approved by our CZEO.
3. Parking be monitored monthly by CZEO to assure conditions per site plan are being met.
4. Paving must be completed by June 1, 2014 and parking spaces identified as per plan.

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2. #13-499 Selami Ajro – Special Use Permit for (C-4) to operate a Pizza Restaurant at 1261 Meriden Rd.

Upon **MOTION** by Mike Bokon, seconded by Rich Delpier, it was unanimously voted to **APPROVE** #13-499 Selami Ajro – Special Use Permit for (C-4) to operate a Pizza Restaurant at 1261 Meriden Rd. with the condition that this special use permit only pertains to the section of the building identified (for pizza restaurant).

NEW BUSINESS

1. Zoning Permit #9393 Gary Olmstead for (C-4a) a Spanish Food Restaurant at 690 Wolcott Rd.

CZEO said this is going to be a Spanish Restaurant that will be mostly take out and the applicant is looking to get started soon. He said is asking the commission to look at and approve the use (if o.k. with it) as it is on the Rte. 69 corridor. He said if the commission has any concerns about this to please let him know and he advised them that the permits have been filed for this now. He said the applicant is also looking to put a sign up on the side of the building facing Wolcott Rd. and to clean up the area.

Upon **MOTION** by Mike Bokon, seconded by Virginia McHugh, it was unanimously voted to **APPROVE** Zoning Permit #9393 Gary Olmstead for (C-4a) a Spanish Food Restaurant at 690 Wolcott Rd.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

CZEO said letters have been sent out to businesses on Rte. 69 and Meriden Road addressing the illegal signs again. He said he was also talking to the Police Department about setting up an ordinance that would address all the (illegal) vehicles for sale that people bring in and put on their lawns. Mike Bokon asked about the package store on Meriden Rd., (with the signs, illegal van advertising), and CZEO said that we have already sent a letter on this to the owner of the property and the lessee, and the police department was also going to advise the owner to remove the van.

At this time Vice-Chair Cathe Sherman stated that the next regularly scheduled meeting for January 1, 2014 is cancelled due to the holiday and the next meeting will be January 15, 2014.

EXECUTIVE SESSION

There was no Executive Session at this time.

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ADJOURNMENT

Upon **MOTION** by Mike Bokon, seconded by Rich Delpier, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:33 p.m.

APPROVED:

Cathe Sherman, Vice-Chair
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission