

**WOLCOTT PLANNING & ZONING
REGULAR MEETING - WEDNESDAY, DECEMBER 4, 2013
TOWN COUNCIL CHAMBERS, 6:30 P.M.
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MINUTES

REGULAR MEETING

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 Regular Meeting to order at 6:30 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

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

MEMBERS ABSENT: None

ALTERNATES PRESENT: Virginia McHugh, Angelo Mastrofrancesco

ALTERNATES ABSENT: None

PUBLIC REQUESTS

Dorothy Smith from Bound Line Rd. came forward to talk about the property at 1078 Wolcott Rd. She said she provided a land survey dated October 31, 2013 and at the meeting on October 16th the discussion of setbacks and buffer strips were mention and Mike Bokon requested that she obtain a current survey, which she did. She said the survey included setting iron pins and stakes to define an accurate boundary line. She said her surveyor found no pins in place from Mr. Fitzpatrick's surveyor and also said his stakes were just randomly placed on the property and were inaccurate. She said she invited all board members, except Mr. Mahoney, to enter her property in her presence to examine the survey markings, the setbacks of a general commercial lot from a residential boundary, to observe the (dilapidated) fence in which conditions have not been met, to observe the buffer strip, to observe the operation of landscaping storage, and to observe a 200 foot string off on her property. She said a month has passed since the invitation and no response has been delivered. Chairman Mahoney asked if we had notification that the certified letter sent to Mrs. Smith was received by her and the recording secretary responded yes. She asked if that letter was a collective response and Chairman Mahoney said it was the commission's response. She then went on to state that the letter stated there are no violations to the zoning regulations and she said she provided sufficient evidence that numerous violations are taking place at 1078 Wolcott Rd. She went on to explain two photos she had that showed what she considered violations, (i.e. back hoe operations and the decaying fence).

APPROVAL OF MINUTES

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **APPROVE** the minutes from the 11/20/2013 Public Hearing and Regular Meeting.

APPROVAL OF BILLS

There were no bills at this time.

CORRESPONDENCES

Chairman Mahoney said we had a correspondence from 664 Bound Line Rd. which (Mrs. Smith) read tonight (under public requests).

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.**

Chairman Mahoney said the applicant withdrew this application.

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

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **SCHEDULE** a Public Hearing on #13-498 Pastor Daniel Wade – Special Use Permit for Church Worship at 701 Wolcott Rd. for December 18, 2013 at 6:30 p.m. in the Council Chambers.

NEW BUSINESS

1. **#13-499 Selami Ajro – Special use Permit for (C-4) to operate a Pizza Restaurant at 1261 Meriden Rd.**

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **ACCEPT FOR REVIEW** #13-499 Selami Ajro – Special Use Permit for (C-4) to operate a pizza restaurant at 1261 Meriden Rd. and **SCHEDULED** a Public Hearing for December 18, 2013 at 6:30 p.m. in the Council Chambers.

ZONING ENFORCEMENT OFFICER'S REPORT

Chairman Mahoney said the Zoning Enforcement Officer had a prior commitment but if anyone has anything for him to just give to the recording secretary and she will forward it to him. Mike Bokon said that someone was putting a Spanish restaurant in the plaza by Five Guys Flipping Pies and did not believe any permits were filed. It was stated that this would be checked into.

EXECUTIVE SESSION

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **ENTER** into Executive Session to discuss pending claims and litigation matters at 6:47 p.m., inviting Brian Tynan.

Chairman Mahoney called the Regular Meeting back to order at 7:31 p.m.

ADJOURNMENT

Upon **MOTION** by Mike Bokon, seconded by Cathe Sherman, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:31 p.m.

APPROVED:

Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission