

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, FEBRUARY 20, 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 then attendance was taken.

Roll Call Attendance

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

MEMBERS ABSENT: Pete Carmody

ALTERNATES PRESENT: Mike Bokon, Virginia McHugh

ALTERNATES ABSENT: Sean Cleary

PUBLIC REQUESTS

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 2/6/2013 Organizational Meeting, 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. #12-478 Christine Nelson – Special Use Permit for B-3 a Non-Profit Donation Center at 36 Town Line Rd.**

Ray Mahoney said that we are still waiting for Inland Wetlands on this so no action will be taken at this time.

NEW BUSINESS

- 1. #13-482 Liberty Wolcott LLC – Amendment to Zoning Regulations to permit Section 8-30g Affordable Housing Developments in the RC District.**

Ray Mahoney said we just received the information so he thinks it should be referred to the Town Attorney, ZEO and Town Engineer for them to review.

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW** #13-482 Liberty Wolcott LLC – Amendment to Zoning Regulations to permit Section 8-30g Affordable Housing Developments in the RC District and will schedule a public hearing in the future.

- 2. Zoning Permit #9266 – John Carusello and Lee Lovejoy – Zoning Application to sell indoor/outdoor gardening equipment and indoor hydroponic growing methods at 1457 Meriden Rd.**

At this time Ryan Vassar, (co-owner), came forward and said they are looking to run a little retail store, organic indoor and outdoor growing materials, soils, nutrients, lights, air filters, etc. Cathe Sherman asked if this business will be in addition to his business currently on Frost Rd. and Mr. Vassar said no he is moving because he needs more space. Mr. Vassar said there may be 2 additional employees besides the 3 owners working there but they would be there at different times. He said he believes the hours would be 12 to 7 weekdays, 8 to 7 on weekends.

Ray Mahoney asked about the parking there and Mr. Vassar said they usually do not fill up the store, it is like 1 maybe 2 (people) max at a time in the store and there is also parking in the back. Mr. Vassar said there was a dance studio in there before him so he would assume there were more cars then. Rich Delpier said he used to help the person that plowed there a few years ago and it was always a disaster in the back but he drove around the back of building today and was impressed with how cleaned up it was and that there isn't piles of debris there anymore. Mr. Vassar said everything (in the store) is done with just water, no soil required. Mike Bokon questioned the different hours that were on the statement of use and Mr. Vassar said they haven't really (finalized) the hours but what was written (by other owner) could be possible. Cathe Sherman said it looks like he would need 10 spaces and there was a brief

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discussion regarding past parking for dance studio, etc. and it was stated that this would be special retail store and would require less than that. There were no more questions at this time and Ray Mahoney just asked Mr. Vassar to get the business license number to the office. Cathe Sherman said it seems like this is pretty straight forward and the use is more limited than the previous use and it seems to have adequate parking and it is a welcome thing for the town.

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **APPROVE** Permit #9266 John Carusello and Lee Lovejoy – Zoning Application to sell indoor/outdoor gardening equipment and indoor hydroponic methods at 1457 Meriden Rd.

ZONING ENFORCEMENT OFFICER’S REPORT

There was no Zoning Enforcement Officer’s Report at this time. Ray Mahoney said due to ZEO’s absence if anyone had any issues to let the recording secretary know or call him in the morning.

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 6:49 p.m.

APPROVED:

Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission