

**WOLCOTT PLANNING & ZONING  
ORGANIZATIONAL MEETING, PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, FEBRUARY 6, 2013  
TOWN COUNCIL CHAMBERS, 6:15 P.M.  
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**MINUTES**

**ORGANIZATIONAL MEETING**

Mayor Thomas Dunn called the Organizational Meeting to order at 6:20 p.m., with the Pledge of Allegiance. (The following members were present):

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

**ALTERNATES PRESENT :** Virginia McHugh, Sean Cleary

**ALTERNATES ABSENT :** Pete Carmody

**ALSO PRESENT:** Mayor Thomas Dunn, Z.E.O. David Kalinowski

**ELECTION OF CHAIRMAN**

There was no action taken at this time on the above.

**ELECTION OF VICE-CHAIRMAN**

There was no action taken at this time on the above.

**ELECTION OF SECRETARY**

Mayor Dunn asked for nominations for a Secretary.

Ray Mahoney nominated Mike Bokon as Secretary and Rich Delpier seconded the nomination.

Mayor Dunn asked three times if there were any other nominations and there were none.

Upon **MOTION** by Ray Mahoney, seconded by Rich Delpier, it was unanimously voted to **CLOSE** nominations for Secretary.

By roll call vote it was unanimously voted to appoint Mike Bokon as Secretary.

**TIME AND PLACE OF REGULAR MEETING**

Mayor Dunn said the time and place for the regular meeting is already set (1<sup>st</sup> and 3<sup>rd</sup> Wednesday of the month at 6:30 p.m. in the Council Chambers). (Hearing no objections he asked for motion to adjourn).

**ADJOURNMENT**

Upon **MOTION** by Ray Mahoney, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Organizational Meeting at 6:22 p.m.

**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 Mahoney called the Public Hearing to order at 6:30 p.m. with the Pledge of Allegiance and then attendance was taken. (Same attendance as listed above under Organizational Meeting section).

**PERMIT APPLICATIONS**

- 1. #12-478 Christine Nelson – Special Use Permit for B-3 a Non-Profit Donation Center at 36 Town Line Rd.**

ZEO Dave Kalinowski said Christine Nelson is running a non-profit donation center and it requires a special use permit along with a public hearing. He said the property on which this pertains has a violation through Inland Wetlands and our regulations do not allow us to approve or deny an application until we have approval from Inland Wetlands. He said the public hearing for this can still go forward and the applicant is here along with Attorney Fusco. He said the application with Wetlands has to do with stockpiling of material and it is currently being addressed.

Christine Nelson said she is here to bring forward information on what they do and said they are called "Thy Eagles Nest" and is a non-profit donation center that is run by volunteers. She said they collect and distribute clothing, household items and furniture to those in need. She said their mission is to imprint our youth's heart with the gift of serving others. She said they are open Thursday and Saturday. She said they collect items and get those items to those in need through networking. She said people in need are referred to them by churches or social service programs. She said they also work directly with the Wolcott Food Pantry, LISA Inc. and the Wolcott Public School System. She said they have a client referral information form that is given to the person in need and they collect information that helps them suit their needs. She said if they do not have the item in stock they try to find it thru emails or their Facebook page. She said they need to move forward to try and accommodate the expenses because as of right now it is privately funded by the volunteers. She said they have policies in place in which they open the facility to families and give them a dollar amount that they can spend so they can make decisions (as to what to buy) as they are not there to just take whatever they want. They are allowed to come in twice a year with a certain dollar amount and after that if the family is still in crisis then they call it an emergency application and extend the dollar amount to whatever it is that they need. She said that New Opportunities, in Waterbury, uses them as a resource so their little program is also being used by organizations that have huge budgets. She said she is amazed at how the word has gotten out. She said they have Catholic charities, The Hope Pregnancy Center and CASO, a program through the Bristol Court systems that contact them for help. She said that many people don't even know about them yet which leads her to believe there is going to be a greater need to help people down the road. She said 95% of the volunteers are kids and we have them bringing the items in, distributing them, putting them aside for certain families and when families come in they work one on one with them.

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She said their goal is to get them involved in learning life skills and how to run an organization. ZEO asked if a family wants to be discreet is there a special way for a family to go about that. Christine Nelson said they haven't gotten that far but their anticipation is when they receive a referral they will set up an appointment and at that time they can either come on a Thursday or Saturday or by all means she would meet with them at any time. Mike Bokon said to keep in mind that the volunteers need to keep the families and information they know confidential. ZEO said that the issue with Inland Wetlands is the stockpiling of material in the flood plain. ZEO said that stockpiling is allowed in our regulations with certain (stipulations) and it has to have Inland Wetlands approval. ZEO recommended to Christine Nelson and Dave (Fusco) to see if there was some way to expedite this (issue) with the material so they can maybe get a temporary condition of approval so permit can be issued. Christine Nelson said they have removed part of the material and the material you are talking about is not where they are. Rich Delpier asked how someone can help or donate clothing. Christine Nelson said right now they have a recycling bin in front of the building for people to drop off at their convenience and she is looking into a grant to try to purchase a large container. She said once they get things organized with the town then she can proceed to get some funding with some of the organizations within the town. Steve Olmstead said that everyone on the committee should stop in and see the place. He said it has been painted, new concrete floor, new lighting and new racks for the clothing have been put in and everyone should stop in (to check it out).

Dave Fusco said as far as the property is concerned they had an engineer at the site on Friday and should have a plan within 3 to 4 weeks. He said they are anticipating filing the application for Inland Wetlands within a month. ZEO asked how much material is actually on 36 Town Line Rd. and Steve Olmstead said there is not a lot left as a lot of loam and fill has been sold.

Dennis Cleary came forward and said this is a wonderful cause and is definitely needed in town. He said he didn't get a chance to review the file prior to the public hearing but it is for a special use permit which has a number of requirements (to be met), such as maps for site planning, parking, coverage and all that is required for a special use permit. He said it is an absolute wonderful cause but you still have to follow the regulations and is hoping that the Commission tonight will extend the public hearing to give the applicant an opportunity to submit the necessary documents that are required. He said everyone has to be treated the same. ZEO said Mr. Cleary is correct on some things and some of the things that this Commission has the authority to do is, we have an existing facility here, we have an existing map with the topo on it, it is not like they are coming in for a new building. He said this Commission can waive certain requirements if you don't feel is applicable to this project. He said we have some site plans that have to have topo's every 2 feet, floors, etc. but that is for a new facility, this is a building that has been there for probably 60 years. ZEO said you have a map that shows topo's, (shows) where the (existing) facility is, (shows) some road elevations, catch basins, etc. ZEO said it is up to the Commission but feels you could waive (certain) requirements for this application.

At this time there were no more comments from the public or the Commission and the public hearing was closed on application #12-478.

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**REGULAR MEETING**

At 7:03 p.m. Chairman Ray Mahoney called the Regular Meeting to order and attendance was taken. (Same attendance as listed above under Organizational Meeting section).

**PUBLIC REQUESTS**

There were no Public Requests at this time.

**APPROVAL OF MINUTES**

Upon **MOTION** by Mike Bokon, seconded by Cathe Sherman, it was unanimously voted to **APPROVE** the minutes from the 1/16/2013 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.

**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 we have to wait for Inland Wetlands to approve or disapprove before we can take any action on it.

**NEW BUSINESS**

There was no New Business at this time.

**ZONING ENFORCEMENT OFFICER'S REPORT**

ZEO said that Vito's pizza has reopened with the same owner at this time. He said the exercise place has had everything signed off and wasn't sure if they had the grand opening yet. He also said there was an amendment change that came in the office yesterday and will come before the Commission at the next meeting. ZEO said he sat down with someone that owns property off

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Wolcott Rd. today in regards to possible apartments (being constructed) but (found out) they cannot put up as many as they thought so may look at maybe putting up a retail store instead. Mike Bokon asked about the apartments on Long Swamp Rd. (Wolcott Rd.) and ZEO said an architectural plan is required for the building and Chesprocott is involved and he hasn't heard anything on this in the last month. ZEO said they are allowed to have 7 apartments and 2 offices there.

**EXECUTIVE SESSION**

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to enter into Executive Session at 7:10 p.m. to discuss pending legal matters with the Commission Members along with Attorney Brian Tynan and ZEO David Kalinowski.

Regular Meeting resumed at 7:59 p.m.

**ADJOURNMENT**

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **ADJOURN** the Regular Meeting at 8:00 p.m.

APPROVED:

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Ray Mahoney, Chairman  
Planning & Zoning Commission

\_\_\_\_\_  
Edna Henderson, Recording Secretary  
Planning & Zoning Commission