

**WOLCOTT PLANNING & ZONING  
REGULAR MEETING - WEDNESDAY, SEPTEMBER 18, 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 arrived at 6:40 p.m.

**MEMBERS ABSENT:** None

**ALTERNATES PRESENT:** Virginia McHugh, Angelo Mastrofrancesco

**ALTERNATES ABSENT:** None

At this time Angelo Mastrofrancesco was seated as a regular member.

**PUBLIC REQUESTS**

Chairman Mahoney read public requests script. Dennis Cleary came forward and stated there is an application on the agenda for a special use permit for a dog park for property on Mad River Rd. He said he owns the property across the street from where the dog park is going and he doesn't believe the application is properly before the commission tonight for a number of reasons. He said one being in his discussion with the Chairman of Acquired Facilities and Park & Recreation Commission, which has control over this piece of property, he was told they have not yet approved any site plan for a dog park but yet there is one that has been filed as part of a special use permit. He said number two there are serious issues with the location within that property. He said he supported the referendum to have the dog park go on this piece of property but was told it was going to be on the rear third of the property and that there would be parking in the front to cover the (dog) park and the folks for (Peterson) park as there is not enough parking (currently). He said instead the map that has been filed is a Google map showing some fencing for a dog park, showing some parking, and not too clear on egress and entrance but just a general scheme of things is that they are putting the parking in the area of the redemption center and may or may not be using that driveway. Mr. Cleary said that driveway has almost no site line to the left and that is not the best place to exit this piece of property. He said a better exit would be up where the nursery driveway was which has good site distances both to the left and right. He said parking up in that area would also be parking that would be available to (Peterson) park which was his understanding on why we bought the property. Mr. Cleary said under this site plan you would have to walk through the dog fences to get to the park. He said the other issues are more site plan issues but there is no site plan,

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there is no parking plan, no buffer plan, etc., all there is, is a Google map with a fence on it and it does not in any way meet any of the regulations for a special use permit. He said he doesn't believe it is proper for this to be before us tonight as it is a completely inaccurate application without any kind of parking or egress plan and it has not yet been approved by the Commission that oversees this piece of property. He asked the Commission to delay acceptance of this application so there is time under the clock to get some things revised and actually get a proper plan put together that everyone would like to see on this site.

George Carey came forward and said he owns a piece of property on Beach Road that is adjacent to Park Place Development (Park of Wolcott) that is going in. He said he is having a problem with his parking area that is eroding away. He said they do have a set of plans on the proposed project and to the best that they can tell it is not what is there. He said somewhere along the lines something changed. He said (Mr. Bobroske) has not been prompt in returning calls to answer his questions and he also left a lot of debris on his property. He said Mr. Bobroske has been addressing the debris issue within the last few weeks. Joe Carey came forward and said he is here to help his uncle in his request to the zoning board based on his construction background and experience. Joe Carey said they picked up a copy of some construction documents and based on what they have been able to determine there was probably a change in the construction of the road as it exists and what was proposed. He also said the plans seem to indicate that there would be a minor change in the slope between the properties and there is a considerable slope there now, probably in excess of 10 feet. He said they came to ask the Commission if they could look into if in fact they did approve changes in the plan of this development, and if the construction that is out there now if they took into consideration erosion controls and slope of the grade, height of the retaining wall, etc. He is asking that the Commission check that the zoning requirements have been met and if they haven't what measures can he take to get some erosion controls on said property.

At this time Mike Bokon arrived at 6:40 p.m. (He is a regular member so he was seated and Alternate Angelo Mastrofrancesco was removed at this time).

**APPROVAL OF MINUTES**

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the 9/4/2013 Public Hearing and Regular Meeting.

Mike Bokon abstained due to absence.

**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. Mike Bokon asked if Inland Wetlands is aware of the situation here and Ray Mahoney said yes they are waiting for the material to be removed from the flood plain area.

**NEW BUSINESS**

- 1. #13-493 Trimosh Fejzo – Special Use Permit for (B-3) a Social Club at 1585 Meriden Rd.**

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **ACCEPT FOR REVIEW** #13-493 Trimosh Fejzo – Special Use Permit for (B-3) a Social Club at 1585 Meriden Rd. and **SCHEDULE** a Public Hearing for October 2, 2013 at 6:30 p.m. in the Council Chambers.

- 2. #13-494 Town of Wolcott – Special Use Permit for (B-1) Recreational Area / Dog Park at 127 Mad River Rd.**

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **ACCEPT FOR REVIEW** #13-494 Town of Wolcott – Special Use Permit for (B-1) Recreational Area / Dog Park at 127 Mad River Rd. and **SCHEDULE** a Public Hearing for October 2, 2013 at 6:30 p.m. in the Council Chambers.

**ZONING ENFORCEMENT OFFICER'S REPORT**

Chairman Mahoney said the ZEO was not in attendance tonight but if anyone has anything to just forward to his office and he will look into it.

**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 6:45 p.m.

APPROVED:

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Ray Mahoney, Chairman  
Planning & Zoning Commission

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Edna Henderson, Recording Secretary  
Planning & Zoning Commission