

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, NOVEMBER 5, 2014
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.

Chairman Ray Mahoney called the Public Hearing 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, Angelo Mastrofrancesco, Ray Mahoney

MEMBERS ABSENT: Mike Bokon

ALTERNATES PRESENT: Rich Delpier, Virginia McHugh

ALTERNATES ABSENT: None

ALSO PRESENT: David Kalinowski, CZEO

PERMIT APPLICATIONS

- 1. #14-515 Joe Pugliese – Re-Subdivision Application for 1 Lot on Wolcott Rd. (R-130 Zone – Near Bristol Line)**

Chairman Mahoney read the letter dated 11/4/2014 from Mark Possidento, Consultant Town Engineer, (copy attached). David Kalinowski, CZEO, said this is a re-subdivision application and requires a public hearing. He said this property was before us years ago for an open space subdivision that did not materialize. He said Inland Wetlands has signed off and the applicant is aware that he has to go to the State DOT for the driveway cut. He also said he did not see any problem with developing this piece of land. Bryan Panico from Harry E. Cole and Son came forward and said they have already investigated the proposed grading for the driveway and does not see any issues. Cathe Sherman asked about the building details and Mr. Panico said that will come after approval of this application. Angelo Mastrofrancesco asked what the plans were for the other 86 acres and if there were wetlands there and Mr. Panico said there are some wetlands, (steep slopes), and there are no plans right now for the other 86 acres. It was stated that Chesprocott did approve this re-subdivision and said the lot is adequate for septic and well.

There were no more comments from the public or the Commission and Chairman Mahoney stated that the public hearing on application #14-515 was closed at 6:43 p.m.

REGULAR MEETING

At 6:44 p.m. Chairman Mahoney called the Regular Meeting to order. (Attendance was taken and it was the same as listed above under Public Hearing).

At this time Virginia McHugh was seated as a regular member.

PUBLIC REQUESTS

There were no Public Requests at this time.

APPROVAL OF MINUTES

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **APPROVE** the minutes from the 10/15/2014 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. #14-515 Joe Pugliese – Re-Subdivision Application for 1 Lot on Wolcott Rd. (R-130 Zone – Near Bristol Line)**

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **APPROVE** #14-515 Joe Pugliese – Re-Subdivision Application for 1 Lot on Wolcott Rd. (R-130 Zone – Near Bristol Line) with the condition that the applicant meet the requirements noted in Consulting Town Engineers letter dated 11-4-2014. (Copy attached)

NEW BUSINESS

- 1. Zoning Permit #9525 – 66 Central Avenue LLC – To operate a Banquet Facility at 66 Central Ave.**

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CZEO said this is the old Lily Lake Inn property and had the applicant and their attorney come in tonight because it is such a large parcel that it is a good idea to come before the Commission to answer any questions they may have. He said it is an existing facility and they will be keeping it as it was before (banquet facility). Atty. Wilson, representing the applicant, said that Mr. Giordano has formed an LLC to purchase the former Lily Lake Inn property and the plan is to run a banquet facility very similar to the operations that were conducted by the Lily Lake Inn. He said the hours of operation would typically be, not before 11:00 a.m. and not after 11:00 p.m., but depending on the function that could vary slightly. He also said there would just be some cosmetic fixes outside and some sprucing up on the inside. Mr. Giordano said the parking lot is 90% solid, there are some broken up pieces that they plan to address. CZEO said he did go out and look at the site and he would require that they identify the parking spaces. It was stated that there would be no expansion to the building or the parking lot. Mr. Giordano said this would not be opened as a public bar it will be a banquet facility. He said they have some clean up inside and out and they are looking at possibly opening in the spring.

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Chris Edquist, it was unanimously voted to **APPROVE** Zoning Permit #9525 – 66 Central Avenue LLC – To operate a Banquet Facility at 66 Central Ave. with the condition that parking spaces are lined.

CERTIFIED ZONING ENFORCEMENT OFFICER’S REPORT

CZEO said it will be a great asset to the town for the old Lily Lake Inn to reopen under new owners. He said he spoke to the Commission a month ago regarding the expansion of Cumberland Farms on Meriden Rd. He said he met with them again and it should come before the Commission soon. CZEO said he spoke to Chairman Mahoney this week regarding some outstanding bonds. He said we have a couple outstanding bonds that he will be sending letters to as the bonds have been in place for two to three years and the work has not been completed according to approved plans.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Cathe Sherman, seconded by Virginia McHugh, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:00 p.m.

APPROVED:

Raymond Mahoney, Jr., Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission