

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, DECEMBER 17, 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, Mike Bokon, Angelo Mastrofrancesco, Ray Mahoney

**MEMBERS ABSENT:** None

**ALTERNATES PRESENT:** Rich Delpier, Virginia McHugh

**ALTERNATES ABSENT:** None

**ALSO PRESENT:** David Kalinowski, CZEO

**PERMIT APPLICATIONS**

- 1. #14-516 Cumberland Farms, Inc. – Amendment to Zoning Map – Change 180 Farview Ave. from an R-30 Zone to General Commercial.**

Chairman Mahoney stated there was a letter received from Patricia Schaaf that has to do more with the site plan than the zone change application so it will be on file in the P&Z office. CZEO said the applicant is here to discuss a Residential zone change to General Commercial. CZEO said the proper notification was sent to Waterbury, Cheshire and the Council of Governments and they have 30 days to respond and we have not received any correspondence from them. CZEO said we are not here to discuss the proposed use or existing use we are here for the zone change.

Joe Williams, representing Cumberland Farms, came forward and said that we kept the public hearing open to see if we received any comments from the neighboring towns or the Regional Planning Agency and as stated you have received none. Mr. Williams said his response to the concerns that were heard the first night of the hearing is that they take them seriously and they would be glad to address them as best that they can when they get to the point of the site plan. Mr. Williams said that the zone change is consistent with our Plan of Development and the overall zoning plan and respectfully believes the application is worthy of being granted. Patrick O'Leary came forward and said that they did take the opportunity to reach out to the adjacent neighbors and spent time at each of their houses discussing the implications of the zone change as well as providing an advance view of what the site might like look. He also said that if the

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zone change went through and they (Cumberland Farms) move forward with the design on the project that the neighbors could expect to see him again so he can demonstrate how they are addressing their concerns.

Patricia Schaaf read the letter that she wrote expressing her concerns with the zone change at 180 Farview Ave. She went on to state there is already problems there with the Dunkin Donuts, (traffic, bus stop, etc.). Cheryl Gibran came forward and said she is definitely opposed to the zone change. She also said the property right on Meriden Rd. would be fine to be used as it is already zoned General Commercial but why do they have to move further up Farview Ave. as it is impinging on their neighborhood. Erin McCue came forward and said she has a 10 year old daughter and this is a residential area (concerned for her safety). She said her concern is the family neighborhood is no longer going to be that as there will be more traffic and she definitely opposes it. Joe Corbett also said that he is against this project. He said they have problems with well contamination in the area from Cumberland Farms. He said we do not need another entrance or exit on Farview Ave. that cannot handle the congestion that it will cause. He said you would be making a bad situation a lot worse. He complained about the bus that parks on Farview Ave. twice a day and it causes site line issues now. He said do a traffic study first before doing anything at this location.

There were no more comments from the public or the Commission and Chairman Mahoney closed the public hearing on application #14-516 at 6:50 p.m.

**REGULAR MEETING**

At 6:51 p.m. Chairman Mahoney called the Regular Meeting to order. (Attendance was taken and it was the same as listed above under Public Hearing).

**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 12/3/2014 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. #14-516 Cumberland Farms, Inc. – Amendment to Zoning Map – Change 180 Farview Ave. from an R-30 Zone to General Commercial.**

Cathe Sherman said it seems like we have given adequate time for abutting agencies to respond and we have heard all the comments from the public. She said the zone change is consistent with the Plan of Development and Zoning Regulations.

A **MOTION** was offered by Cathe Sherman, seconded by Angelo Mastrofrancesco to **APPROVE** #14-516 Cumberland Farms, Inc. – Amendment to Zoning Map – To Change 180 Farview Ave. from an R-30 Zone to General Commercial as it is consistent with the Plan of Development, along with letter from Town Engineer stating such, with an effective date of amendment being 12/23/2014.

A brief discussion followed in which it was stated that there are a lot of concerns and they will be addressed during the site plan application process. **A roll call vote was taken and the outcome was unanimous in favor of approval.**

**NEW BUSINESS**

There was no New Business at this time.

**CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT**

CZEO said he did not have anything to report at this time. He did state that the (Cumberland Farms) project is just in the beginning stages. He said it has to go through the process and is sure all the concerns will be addressed.

**EXECUTIVE SESSION**

There was no Executive Session at this time.

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**ADJOURNMENT**

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:55 p.m.

APPROVED:

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Raymond Mahoney, Jr., Chairman  
Planning & Zoning Commission

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Edna Henderson, Recording Secretary  
Planning & Zoning Commission