

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, DECEMBER 3, 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:

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 read the letters dated 12/3/2014 from Mark Possidento, Consultant Town Engineer, and David Kalinowski, CZEO, (copies attached). Attorney Joe Williams, representing Cumberland Farms, came forward to state this is an application to rezone the property at 180 Farview Ave. He said all required notices were issued and that per CZEO's letter the public hearing will remain open until the 30 days for neighboring towns and planning departments to respond are completed. Atty. Williams said Cumberland Farms has operated the convenience store and gas station at 1655 Meriden Rd. since 1976. He stated it is an outdated facility and it is time for a renovation. He said Cumberland Farms has entered into contracts to purchase property at 1665 Meriden Rd. and 180 Farview Ave. to combine the three lots into one site of about 1.5 acres. Atty. Williams said he believes the zone change they are proposing will provide a number of benefits, such as enabling Cumberland Farms to revitalize a somewhat tired portion of a commercial corridor that needs it; provides them the benefit to give them the space to make a number of improvements that will be more detailed during the site plan and special permit application; and allow them to help strengthen the tax base in the town and add new jobs. Patrick O'Leary, Engineer from VHB, said that the CZEO has noted that the zone change is consistent with the comprehensive Plan of Development. Mr. O'Leary said the plan is to combine the 3 lots and have one use on them, one that already exists which is the Cumberland Farms. He said developing a new Cumberland Farms store will not

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necessarily generate new traffic as it is not a big box store, (Home Depot), where people will travel miles to get product. He said they are not anticipating a significant increase in traffic volume. He also said the new Cumberland Farms will be a state of the art, environmentally sensitive as they are very conscious about the environment. He said the new proposal includes state of the art tanks, pump systems, automatic shut-offs, etc. He said they will work together with the citizens and immediate neighbors as they have been here for years and plan to be here for years to come.

At this time there were comments from nearby property owners, (Ms. King-Lathrop, Mr. Gibran and Ms. Iasevoli) in which their concerns were noise, garbage, water/drainage issues, lights, traffic, accidents, house values, fencing, etc. (All these concerns are something that will be addressed during the site plan application review. Tonight the issue is the zone change only).

There were no more comments from the public or the Commission and Chairman Mahoney stated that the public hearing on application #14-516 will be continued to the 12-17-2014 meeting.

REGULAR MEETING

At 7:02 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 Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **APPROVE** the minutes from the 11/19/2014 Regular Meeting.

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

The public hearing on this application was continued to the 12-17-2014 meeting.

NEW BUSINESS

There was no New Business at this time.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

There was no CZEO report at this time. Chairman Mahoney informed the members if they had any concerns or questions to contact the CZEO or his secretary.

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 7:04 p.m.

APPROVED:

Raymond Mahoney, Jr., Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission