

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, MAY 21, 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:** Chris Edquist, Angelo Mastrofrancesco, Raymond Mahoney,

**MEMBERS ABSENT:** Cathe Sherman, Mike Bokon

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

**ALTERNATES ABSENT:**

**ALSO PRESENT:** Dave Kalinowski, CZEO

**PERMIT APPLICATIONS**

**1. #14-504 RC Properties – Special Use Permit for a Driving School (B-3a) at 95 Wolcott Rd.**

CZEO said the property is located on Wolcott Rd. where Party Plus building is and the owner and applicant are here tonight to answer any questions. He said he received a letter from the Fire Marshal who said he had no issues with the proposed change of use. He said the parking is more than adequate.

Brandon Dufour owner of All Star Driver said they have 70 locations across the western part of Connecticut. He said they currently operate in Wolcott at the High School but the demand is such that they are not able to accommodate the kids that have after school activities already. He said he met with Bob, (owner of 95 Wolcott Rd.), and found that his site would be ideal for All Star Driver and the classes would be mostly in the evening from 6:30 to 8:30 p.m. He said the summer hours would vary as the kids are out of school. Rich Delpier asked about the number of vehicles they provide to teach the kids and Mr. Dufour said the company owns 50 vehicles but they are parked at hubs throughout the state and it would be very rare that they would be parked at the Wolcott location.

There were no more comments from the public or the Commission and Chairman Mahoney stated that the public hearing on application #14-504 was closed at 6:37 p.m.

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**2. #14-506 Anita Charbonneau – Amendment to Zoning Map to change 504  
Wolcott Rd. from an R-40 Zone to General Commercial.**

CZEO said the Commission received in their packets the map showing the zone change (for 504 Wolcott Rd.). He then read the letter dated May 19, 2014 from Mark Possidento, Consulting Town Engineer (copy attached). He said this is just for the zone change and any type of building or anything that will go on with this property would still have to come before the Commission for approval. Scott Meyers, Professional Engineer/Land Surveyor, came forward representing the applicant and handed in the certified mailings that he had received back from neighboring properties. He said the property is on the corner of Kreger Drive and Wolcott Rd. and is approximately 1.18 acres. He said all the zones across the street, on the opposite corner of Kreger, behind them and to the north are all general commercial. He said it is a larger piece of property compared to others next to them so it has potential for a good commercial developer to come in and develop it and increase the tax base. He also said that the D.O.T. has control of this road (so whatever will be developed there would have to go through the state for traffic, etc.). He said currently the house is still on well and septic but the water line is there and as far as sewer they may have to work on an easement from other properties located nearby that are currently on sewer if need be.

Dawn Amore-Diaz came forward and asked if the zone change would set a precedent for surrounding areas and it was stated that this is specifically for the lot on the Rte. 69 corridor, (and corner of Kreger Drive). She was concerned with someone else possibly doing the same thing (zone change) and they would be pushing back further into the residential areas and it was stated that it would not be consistent with the Plan of Development and may even be considered spot zoning. Herbert Hager came forward and just said he was more concerned with what type of building would be put there if and when they ever sell it. He also said he currently has water issues from said property so if anything was to be built hopefully that would be addressed at that time.

There were no more comments from the public or the Commission and Chairman Mahoney stated that the public hearing on application #14-506 was closed 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).

Rich Delpier was seated as a regular member at this time.

**PUBLIC REQUESTS**

There were no Public Requests at this time.

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At this time Angelo Mastrofrancesco asked Chairman Mahoney about seating another member as there were only four members seated.

Virginia McHugh was seated as a regular member also.

**APPROVAL OF MINUTES**

Upon **MOTION** by Chris Edquist, seconded by Virginia McHugh, it was unanimously voted to **APPROVE** the minutes from the 5/7/2014 Regular Meeting.

Angelo Mastrofrancesco and Rich Delpier 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. #14-504 RC Properties – Special Use Permit for a Driving School (B-3a) at 95 Wolcott Rd.**

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Chris Edquist, it was unanimously voted to **APPROVE** #14-504 RC Properties – Special Use Permit for a Driving School (B-3a) at 95 Wolcott Rd.

- 2. #14-506 Anita Charbonneau – Amendment to Zoning Map to change 504 Wolcott Rd. from an R-40 Zone to General Commercial.**

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **APPROVE** #14-506 Anita Charbonneau – Amendment to Zoning Map to change 504 Wolcott Rd. from an R-40 Zone to General Commercial.

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**NEW BUSINESS**

There was no New Business at this time.

**CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT**

CZEO said he would give an update on the certified letters that were sent (regarding property issues) at the next meeting. He said if anyone has something for him to just call the office and he will look into it.

**EXECUTIVE SESSION**

There was no Executive Session at this time.

**ADJOURNMENT**

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Chris Edquist, 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