

**WOLCOTT PLANNING & ZONING
REGULAR MEETING - WEDNESDAY, JUNE 18, 2014
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, Angelo Mastrofrancesco, Ray Mahoney

MEMBERS ABSENT: Mike Bokon

ALTERNATES PRESENT: Virginia McHugh

ALTERNATES ABSENT: Rich Delpier

ALSO PRESENT: Dave Kalinowski, CZEO

PUBLIC REQUESTS

There were no Public Requests at this time.

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

APPROVAL OF MINUTES

Upon **MOTION** by Chris Edquist, seconded by Angelo Mastrofrancesco, it was unanimously voted to **APPROVE** the minutes from the 5/21/2014 Regular Meeting.

Cathe Sherman 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

There was no Old Business at this time.

NEW BUSINESS

- 1. #14-508 John Cummings – Special Use Permit for a Bakery (C-1a & C-4) at 761 Wolcott Rd.**

CZEO said this is the bakery that is currently operating out of an area where the Print Shop is and is looking for more space.

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **ACCEPT FOR REVIEW #14-508 John Cummings – Special Use Permit for a Bakery (C-1a & C-4) at 761 Wolcott Rd. and SCHEDULED a Public Hearing for July 2, 2014 at 6:30 p.m. in the Council Chambers.**

- 2. Discussion on Bond Release for 701 Wolcott Rd.**

Ray Mahoney read into record a letter dated 6/10/2014 from Dave Kalinowski, CZEO, into record, (copy attached). CZEO said the approved plan had 39 parking spots. He said the parking spots in the back of the building are not legal spots. Ray Mahoney said it should also have arrows (to show traffic flow) and it does not. It was stated that the CZEO send a letter to the owner of property to let him know that paving is completed according to plan before bond is released. Cathe Sherman said it doesn't look like fire apparatus would be able to fit through the lot and CZEO agreed. Ray Mahoney stated that the Fire Marshal, CZEO and Mark Possidento would have to approve (once completed to plans).

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to not release the bond for 701 Wolcott Road, (until an as built is submitted that shows the existing pavement can properly identify and meet parking requirements for existing uses compared to the approved site plan, which has not been followed).

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

CZEO said that he has nothing to report at this time. There was a brief discussion regarding the next round of road paving.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:41 p.m.

APPROVED:

Raymond Mahoney, Jr., Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission