

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, JULY 16, 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. #14-509 Kristo Kollchaku – Special Use Permit for a Café / Retail Space at 1261 Meriden Rd.**

Nikoleta and Dina Kollchaku came forward to say they are looking to operate a café, serving coffee, beverages and pastries at this time. Nikoleta said it would take about 2 to 3 months to get the building ready and the hours would be 7:00 a.m. to 11:00 p.m. right now but will probably cut back depending on business. She said they may do small appetizers and Chairman Mahoney asked if they would be cooking on the premises and Nikoleta Kollchaku said not like a restaurant but maybe little items. She said she and her husband would probably be the only ones working there in the beginning. They said it would be a variety of coffees, espresso's, cappuccino's etc. Angelo Mastrofrancesco asked if there would be alcohol served there and Nikoleta stated they do not have a license for such so not at this time.

There were no more comments from the public or the Commission and Chairman Mahoney stated that the public hearing on application #14-509 was closed at 6:37 p.m.

REGULAR MEETING

At 6:38 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

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There were no Public Requests at this time.

APPROVAL OF MINUTES

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **APPROVE** the minutes from the 7/2/2014 Public Hearing and Regular Meeting.

Chris Edquist 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. #14-509 Kristo Kollchaku – Special Use Permit for a Café / Retail Space at 1261 Meriden Rd.**

A **MOTION** was offered by Cathe Sherman, seconded by Angelo Mastrofrancesco, to **APPROVE** #14-509 Kristo Kollchaku – Special Use Permit for a Café / Retail Space at 1261 Meriden Rd. A brief discussion followed in which Cathe Sherman stated there seems to be adequate parking and she said there was no Inland Wetlands approval but stated it wasn't required. Ray Mahoney said they did a good job on the plan submitted. Mike Bokon asked if there was appropriate lighting due to being open at night and Ms. Kollchaku said she believes it is fine but if not she or the landlord would take care of it.

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **APPROVE** #14-509 Kristo Kollchaku – Special Use Permit for a Café / Retail Space at 1261 Meriden Rd.

NEW BUSINESS

- 1. Modification to Original Site Plan for 701 Wolcott Rd. – CMC LLC (#08-394)**

Chairman Mahoney said he has a request for a modification to the original site plan for 701 Wolcott Rd., (CMC LLC). At this time he read into record a letter dated 7/14/2014 from David

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Kalinowski, CZEO, (copy attached). Phil Calo, part owner, came forward and said there is an issue in the back of the building with wetlands which he said is due to the fact that the town allowed Arties Auto Body to put in a pipe that dumps water onto his property and John Chasse built up his property which also allows water to run onto his property. Phil Calo said there was a plan that was approved (in the past) for his property and in that plan there was a culvert in the back of the property. He said when it rains really hard the culvert backs up and runs into his parking lot and undermines the asphalt and he has to start all over again. He said they want to alter the plan just two feet in the back of the property and put in stone so when the water backs up it will get caught up in the stone and work its way through the ware and down the river therefore it will not break up his asphalt. Mr. Calo said he spoke to Mr. Kalinowski who said moving the parking lot and drawing (spaces) on an angle would gain him some room with the 20 ft. that he needed between parking spots and it would rectify the problem. Mr. Calo said he wasn't told anything about having the plan drawn professionally. Mark Mancini, (co-owner), said he was told to make the plans (changes) and submit application and go before the board. Chairman Mahoney said the CZEO is asking for a (certified) drawing and he said the Commission will table this application so they do not have to re-apply. Angelo Mastrofrancesco said he thought CZEO's concern was there were no dimensions set for the parking spaces. Angelo Mastrofrancesco said he drove through the parking lot and the spaces looked small. Phil Calo said the spaces are 9-1/2 feet but the depth is not to specs that's why they are looking to add two feet of stone to be in compliance. It was stated that all that information has to be shown on the plan.

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **TABLE** the modification to the original site plan for 701 Wolcott Rd., CMC LLC (#08-394).

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

CZEO was absent therefore there was no report at this time.

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 6:52 p.m.

APPROVED:

Raymond Mahoney, Jr., Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission