

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, JULY 2, 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, Mike Bokon, Angelo Mastrofrancesco,  
Raymond Mahoney,

**MEMBERS ABSENT:** Chris Edquist

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

**ALTERNATES ABSENT:**

**ALSO PRESENT:**

**PERMIT APPLICATIONS**

- 1. #14-508 John Cummings – Special Use Permit for a Bakery (C1-a & C-4) at 761 Wolcott Rd.**

John Cummings came forward to state he was moving his current bakery from 450 Wolcott Rd. to 761 Wolcott Rd. He said he would have 3 units at the new location in which one unit would be the front end of the bakery and a decorating area, second unit would be the baking area and the third unit would be a storage area. He said right now 80% of his business is delivery and cake pick up, usually on Saturday and Sunday. He is hoping the front end business will pick up at this new location. He said if they get more traffic in this location they may expand their Sunday hours. There was a brief discussion as to the sign that they will be putting up and how the new location would be more visible for his bakery.

There were no more comments from the public or the Commission and Chairman Mahoney stated that the public hearing on application #14-508 was closed at 6:42 p.m.

**REGULAR MEETING**

At 6:43 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.

**APPROVAL OF MINUTES**

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the 6/18/2014 Regular Meeting.

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. #14-508 John Cummings – Special Use Permit for a Bakery (C1-a & C-4) at 761 Wolcott Rd.**

A **MOTION** was offered by Cathe Sherman, seconded by Mike Bokon, to **APPROVE** #14-508 John Cummings – Special Use Permit for a Bakery (C1-a & C-4) at 761 Wolcott Rd. A brief discussion followed in which Angelo Mastrofrancesco said he was concerned about the flow of traffic there as when he was there checking the property there was almost an accident, (when exiting onto Wolcott Rd.), so he did not know if maybe there should be some arrows put in to show the flow of traffic. Cathe Sherman said that she was at a C.O.G. meeting last night in which this area was identified as being above capacity, by the state, and they are looking into possible expansion in that area.

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **APPROVE** #14-508 John Cummings – Special Use Permit for a Bakery (C1-a & C-4) at 761 Wolcott Rd.

**NEW BUSINESS**

- 1. #14-509 Kristo Kollchaku – Special Use Permit for a Café / Retail Space at 1261 Meriden Rd.**

Upon **MOTION** by Mike Bokon, seconded by Angelo Mastrofrancesco, it was unanimously voted to **ACCEPT FOR REVIEW** #14-509 Kristo Kollchaku – Special Use Permit for a Café / Retail Space at 1261 Meriden Rd. and **SCHEDULED** a Public Hearing for July 16, 2014 at 6:30 p.m. in the Town Council Chambers.

**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 Mike Bokon, seconded by Cathe Sherman, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:50 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