

**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:** David Kalinowski, CZEO

**PERMIT APPLICATIONS**

**1. #14-512 Peter Chase – Special Use Permit for a 22' x 32' Detached Garage at 98 Richard Ave.**

David Kalinowski, CZEO, said because the garage is over 650 sq. ft. it requires a public hearing. He said he does not see any problem with the site plan and Mr. Chase has to put in a little swale on the right side. Mr. Chase said the garage is for personal use for a car, lawnmower, etc.

There were no more comments from the public or the Commission and Chairman Mahoney stated that the public hearing on application #14-512 was closed at 6:34 p.m.

**2. #14-513 Michael Tompkins – Special Use Permit for a 28' x 40' Detached Garage at 733 Spindle Hill Rd.**

David Kalinowski, CZEO, said he has no problem with this application as it meets all the requirements but because the garage is over 650 sq. ft. it requires a public hearing. Mr. Tompkins said the garage is for personal use also.

There were no more comments from the public or the Commission and Chairman Mahoney stated that the public hearing on application #14-513 was closed at 6:36 p.m.

**REGULAR MEETING**

At 6:37 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 Mike Bokon, seconded by Cathe Sherman, it was unanimously voted to **APPROVE** the minutes from the 9/3/2014 Regular Meeting.

**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. #14-512 Peter Chase – Special Use Permit for a 22’ x 32’ Detached Garage at 98 Richard Ave.**

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **APPROVE** #14-512 Peter Chase – Special Use Permit for a 22’ x 32’ Detached Garage at 98 Richard Ave.

- 2. #14-513 Michael Tompkins – Special Use Permit for a 28’ x 40’ Detached Garage at 733 Spindle Hill Rd.**

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **APPROVE** #14-513 Michael Tompkins – Special Use Permit for a 28’ x 40’ Detached Garage at 733 Spindle Hill Rd.

**NEW BUSINESS**

**1. #14-514 Lou Tela – Site Plan Application for, (C-1, C-16a & C-21a), Retail Store, Warehousing and Mfg. at 945 Wolcott Rd.**

CZEO said this building has been here for quite a few years and looking forward to getting this cleaned up. He said the applicant started cleaning up and is before us now to operate business there. The owner was asked what he was going to do with the house in the back of this building and he said he was eventually going to rent it out after fixing it up. It was stated that the parking lot is all paved and that the (12) spaces were lined today according to the plan submitted. There was a brief discussion regarding a handicap space and the owner said he would put one in.

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **APPROVE** #14-514 Lou Tela – Site Plan Application for, (C-1, C-16a & C-21a) Retail Store, Warehousing and Mfg. at 945 Wolcott Rd.

**CERTIFIED ZONING ENFORCEMENT OFFICER’S REPORT**

CZEO said he had a preliminary discussion with someone looking to do an indoor facility where the hobby shop is on Wolcott Rd. He said he also had someone come in and inquire about the property on Catering Rd., a subdivision that was approved years ago, and it was stated that they have to reapply (due to time limitation). He said the lot at 701 Wolcott Rd. has been paved but he is waiting for them to call for an inspection and the certified as-built stating it was done according to plan. He also said the development off Wolcott Rd. (Woodfield Reserves) has 5 permits currently out now and has sold a couple of them so things are moving along better there than it has in the last 6 years.

**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 6:52 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