

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, OCTOBER 21, 2015
TOWN COUNCIL CHAMBERS, 6:30 P.M.
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MINUTES

PUBLIC HEARING

NOTE: There was a malfunction of the tape for approximately the first 10 minutes of the 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 Public Hearing to order at 6:30 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Mike Bokon, Angelo Mastrofrancesco, Ray Mahoney

MEMBERS ABSENT: Cathe Sherman, Chris Edquist

ALTERNATES PRESENT: Rich Delpier, Virginia McHugh

ALTERNATES ABSENT: None

ALSO PRESENT: David Kalinowski, CZEO

PERMIT APPLICATIONS

1. **#15-521 L&R Realty – Special Use Permit for a Community Residence at 159 Old Bound Line Rd.**

(Due to a malfunction of the tape some of the comments made in the beginning by Ron Gambino, (L&R Realty), and Gina Petrokaitis, (Chairman for SELF), were not audible). Mr. Gambino stated he wanted to continue the use as a Community Residence and the only difference would be the age of the residents. The residents would be 18 years or older and that does not require a state license. Ms. Petrokaitis stated that this would be for Geriatric residents through a geriatric supervised program which would include on-site supervision, assistance with daily activities, medication monitoring, cooking, etc. She said it would be for 13 people. She said the goal for the Dept. of Mental Health is to move people into a community setting. Ray Mahoney said that the L.I.S.A. house was for only 7 residents. Ms. Petrokaitis said they currently own two of these houses in Waterbury and are good neighbors and would be good tenants and neighbors to Wolcott. Angelo Mastrofrancesco asked about the ages and Mr. Gambino said 18 and older does not require a state license and Ms. Petrokaitis said to be in their program the motto is to be 55 or older but they could have some younger who have health issues. There were concerns of those with mental illness being dangerous and Mr. Petrokaitis said they are closely monitored as far as medications, changes in behavior, etc. She said their diagnosis may have been mental illness but they manage that and then the increase in their

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health problems (due to medications) requires them to be in this type of supervised program. She said there is a standard with the State as far as being dangerous to yourself or to others that requires hospitalization and they would do so if need be. There were concerns as to whether the building was locked down at night and Mr. Gambino said there are alarms on the doors and windows at all times. Virginia McHugh asked what steps are taken in order for each resident to get into this program. Ms. Petrokaitis said the clients come for the Dept. of Mental Health and have been screened and already set up with medications, doctors, etc. Michael Andronaco, Executive Director of SELF, said there are protocols in place if a resident should leave the property and with the alarm system there that definitely helps with response time if someone should leave. It was stated that there are not a lot of visitors that will come to the property. Mr. Andronaco said they do activities with residents usually between 9 am to 2 pm and try to have visitations later in the afternoon. Kim Taglia, Clinical Director, said the majority of the residents don't even have family. Mr. Andronaco said this program is very highly respected and there is a waiting list for residents to enter into it. Ms. Taglia said they never had any police disturbance calls at the two homes they run in Waterbury. Mr. Andronaco said some of the residents are friendly with the neighbors and have become part of the community. Ms. Taglia said the primary area where these residents would interact would be in the back of the house where one of the outdoor smoking areas would be. She said physically most of the residents would not be able to walk to the mailbox due to their health issues. Ms. Taglia said they look through everything with a fine tooth comb due to the fact that they want to make sure it is the right fit for everyone.

At this time there were a number of neighbors who came forward to stress their concerns. (Those that spoke were owners of property at 38, 157, 165, 173, and 179 Old Bound Line Rd.) Their main concerns, (in no certain order), were as follows:

1. Supervision
2. Safety of surrounding residents and their children.
3. Property Values
4. Number of residents (doubling from the L.I.S.A. house)
5. Ratio of Caregivers vs. clients and their medical degrees
6. Type of mental illness (severity of their illnesses)
7. Work being done on property even though not zoned for this use.
8. Clients leaving property, getting lost due to not enough supervision.

The owner of 68 Teresa Dr. came forward and stated that he wanted to tell his experience from neighboring property where there was mentally handicapped residents. His issues at that time were disturbances that involved the police, urination on lawns, and he said the state can change their policies and this group home could possibly have sex offenders in there.

Dave Kalinowski, CZEO, stated that the Town Attorney did not have time to review this application and statement of use but with the public hearing going on if there are additional

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questions that we may have for the Town Attorney to let us know and we would address it with him. He also said he has a letter from the Fire Marshal that there are things that need to be addressed on his end.

A resident on Old Bound Line Rd. also stated that when there were only 7 clients at this address there were several times when they had people pull into their driveway looking for the past clients but now with double the clients there could be a lot more behavioral or safety issues can arise. It is a peaceful neighborhood and he would like to keep it that way.

Mr. Buzzelli who is on the Board of Directors for a company that deals with mental health and addictive services said he knows the importance of the kind of work this group home will be doing. His concern was the legal right of these clients and that they have the legal right to walk away whenever they want. He was also concerned about the administering of medications and whether or not the well can support the number of people looking to live there.

Ms. Taglia said a lot of the clients are not healthy enough to walk far from the premises. She said when they go out to programs they just have to walk to vans in the parking lot and are taken from there for doctor's appointments, shopping, etc., as there are no bus lines in the area. She said where they are currently in Waterbury the clients are able to interact with the neighbors as the houses are very close together. It was asked if they had registered nurses there and Ms. Taglia said no they have certified aides. She said the medications are locked up and the aides are assisted at the time they dispense those meds. Ms. Taglia said they assist these clients in every part of their daily living. A.J. Mastrofrancesco asked if there was some kind of standard for the ratio of staff to patients and Ms. Taglia said no. Chairman Mahoney said we will keep the public hearing open in order to check with the Town Attorney on some items. CZEO informed the public that the public hearing will be continued to the 11/4/2015 meeting.

There were no more comments from the public or the Commission and Chairman Mahoney kept the public hearing open to the next meeting (11/4/2015).

At this time (7:34 p.m.) there was a motion by Mike Bokon, seconded by A.J. Mastrofrancesco to take a 5 minute recess. (It was unanimous).

REGULAR MEETING

At 7:40 p.m. Chairman Mahoney called the Regular Meeting to order. (Attendance was taken and it was the same as listed above under Public Hearing).

Virginia McHugh and Rich Delpier were seated as regular members.

PUBLIC REQUESTS

There were no Public Requests at this time.

APPROVAL OF MINUTES

Upon **MOTION** by Mike Bokon, seconded by A.J. Mastrofrancesco, it was unanimously voted to **APPROVE** the minutes from the 10/7/2015 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. #15-521 L&R Realty – Special Use Permit for a Community Residence at 159 Old Bound Line Rd.**

The public hearing on this application was continued to the 11/4/2015 meeting.

NEW BUSINESS

- 2. #15-523 Ekrem, Sefer & Susanne Halim – Re-Subdivision for 98 Woodtick Rd. (1 Lot into 2 Lots)**

Upon **MOTION** by A.J. Mastrofrancesco, seconded by Virginia McHugh, it was unanimously voted to **ACCEPT FOR REVIEW** #15-523 – Ekrem, Sefer & Susanne Halim – Re-Subdivision Application for 98 Woodtick Rd., (1 Lot into 2 Lots), and **SCHEDULED** a Public Hearing for November 4, 2015 at 6:30 p.m. in the Council Chambers.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

CZEO said the road work is moving along and there were 2 handicap spaces marked at the Youth Center. He said if anyone has any questions for the Town Attorney regarding the Special Use Permit discussed to give it him and he would forward to the Attorney. CZEO said that only what was discussed at the public hearing can be asked of the Town Attorney so it is important that when you have a public hearing you check the regulation pertaining to such use and it is clear of the criteria to be followed.

CZEO said that he looked at preliminary plans for Cumberland Farms and the drainage calculations were submitted. He said he spoke with Attorney Tansley and wants to be sure that all the conditions from Z.B.A. are followed. He also said because the area is now 3 separate parcels and the building will be moved it will require a special use permit and a public hearing.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Mike Bokon, seconded by Angelo Mastrofrancesco, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:50 p.m.

APPROVED:

Raymond Mahoney, Jr., Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission