

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, Mike Bokon, Angelo Mastrofrancesco, Ray Mahoney

MEMBERS ABSENT: None

ALTERNATES PRESENT : Rich Delpier, Virginia McHugh

ALTERNATES ABSENT : None

ALSO PRESENT:

PUBLIC REQUESTS

Jim Lofgren, owner of North End Liquors, came forward on behalf of his father who owns the building at 1496 Wolcott Rd. and they have concerns about the septic system at 1500 Wolcott Rd. Mr. Lofgren said he has reviewed the septic system details for 1500 Wolcott Rd. and he feels the system is undersized for its intended use of 6 apartments. He also said he met with Chesprocott regarding this and was told that they will take action when the system fails. Mr. Lofgren's concern was where the water is going to go (once the apartments are rented). Chairman Mahoney said he will forward this to the CZEO and if need be it will be addressed with a letter. There was a brief discussion as to whether there was a cease and desist on this, which was stated that that was a long time ago and on a previous owner. Mr. Lofgren said once they clean up and people move in, there will be an issue with the system. He said the system is totally inadequate according to Chesprocotts own guidelines. Mr. Lofgren said the building was illegally added on by 4,200 sq. ft. and the illegal addition part is being utilized by the new owner as living space. Chairman Mahoney said we will check into this.

APPROVAL OF MINUTES

Upon **MOTION** by Mike Bokon, seconded by Angelo Mastrofrancesco, it was unanimously voted to **APPROVE** the minutes from the 11/4/2015 Public Hearing and 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. **#15-525 Cumberland Farms - Special Use Permit for a Convenience Store / Gas Station at 1655 & 1665 Meriden Rd. and 180 Farview Ave.**

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **ACCEPT FOR REVIEW** #15-525 Cumberland Farms – Special Use Permit for a Convenience Store / Gas Station at 1655 & 1665 Meriden Rd and 180 Farview Ave., and **SCHEDULE** a Public Hearing for December 16, 2015 at 6:30 p.m. in the Council Chambers.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

There was no CZEO report tonight.

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 6:42 p.m.

APPROVED:

Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission