

**WOLCOTT PLANNING & ZONING  
ORGANIZATIONAL MEETING AND REGULAR MEETING  
WEDNESDAY, MARCH 18, 2015  
TOWN COUNCIL CHAMBERS, 6:15 P.M.  
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**MINUTES**

**ORGANIZATIONAL MEETING**

Mayor Thomas Dunn called the Organizational Meeting to order at 6:15 p.m., with the Pledge of Allegiance. (The following members were present):

**MEMBERS PRESENT:** Cathe Sherman, Chris Edquist, Mike Bokon, Angelo Mastrofrancesco, Ray Mahoney

**ALTERNATES PRESENT :** Rich Delpier

**ALTERNATES ABSENT :** Virginia McHugh

**ALSO PRESENT:** Mayor Thomas Dunn, C.Z.E.O. David Kalinowski

**ELECTION OF CHAIRMAN**

Mayor Dunn asked for nominations for Chairman.

Cathe Sherman nominated Ray Mahoney as Chairman and Chris Edquist seconded the nomination.

Mayor Dunn asked three times if there were any other nominations and there were none.

Upon **MOTION** by Ray Mahoney, seconded by Cathe Sherman, it was unanimously voted to **CLOSE** nominations for Chairman.

By roll call vote it was unanimously voted to appoint Ray Mahoney as Chairman.

**ELECTION OF VICE-CHAIRMAN**

Mayor Dunn asked for nominations for a Vice-Chairman.

Ray Mahoney nominated Cathe Sherman as Vice-Chair and Angelo Mastrofrancesco seconded the nomination.

Mayor Dunn asked three times if there were any other nominations and there were none.

Upon **MOTION** by Ray Mahoney, seconded by Chris Edquist, it was unanimously voted to **CLOSE** nominations for Vice-Chair.

By roll call vote it was unanimously voted to appoint Cathe Sherman as Vice-Chairperson.

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**ELECTION OF SECRETARY**

Mayor Dunn asked for nominations for a Secretary.

Ray Mahoney nominated Mike Bokon as Secretary and Chris Edquist seconded the nomination.

Mayor Dunn asked three times if there were any other nominations and there were none.

Upon **MOTION** by Ray Mahoney, seconded by Chris Edquist, it was unanimously voted to **CLOSE** nominations for Secretary.

By roll call vote it was unanimously voted to appoint Mike Bokon as Secretary.

**TIME AND PLACE OF REGULAR MEETING**

Upon **MOTION** by Ray Mahoney, seconded by Cathe Sherman, it was unanimously voted that the time and place for the regular meeting remain as is, (1<sup>st</sup> and 3<sup>rd</sup> Wednesday of the month at 6:30 p.m. in the Council Chambers).

**ADJOURNMENT**

Upon **MOTION** by Ray Mahoney, seconded by Cathe Sherman, it was unanimously voted to **ADJOURN** the Organizational Meeting at 6:20 p.m.

**REGULAR MEETING**

Chairman Mahoney called the Regular Meeting to order at 6:30 p.m. with the Pledge of Allegiance and then attendance was taken. (Same attendance as listed above under Organizational Meeting)

**PUBLIC REQUESTS**

Chairman Mahoney stated there were no Public Requests at this time.

**APPROVAL OF MINUTES**

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **APPROVE** the minutes from the 12/17/2014 Public Hearing and 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**

There was no Old Business at this time.

**NEW BUSINESS**

**1. Discussion of Bond Release for 701 Wolcott Rd.**

At this time Dave Kalinowski, CZEO, read into record the letter dated 1/7/2015 from David Hughes, Professional Engineer, into record, copy attached. CZEO said this is regarding 701 Wolcott Rd. and the lot being paved according to the approved plan. At that time we gave him a time limit to get this done and until we received a letter from a Certified Engineer we would hold the bond. He said this is now all in place and is according to the approved plan so he would request release of the bond.

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **RELEASE** the bond for 701 Wolcott Rd. due to completion of all requirements for paving.

**2. #12-476 Modification to SP-4 (Site Grading Plan) for Beach Building LLC  
– 50 Beach Rd.**

CZEO said this is for the assisted living facility that the Cleary's came in for on Beach Rd. He said there was an agreement to modify the site plan that includes a 5' foot berm to be installed to eliminate the reflection of headlights into neighboring property. CZEO said that both parties (in litigation) agreed that this would be sufficient and his recommendation was to bring this before the Commission and approve the modification of the site plan according to the revision that was dated 2/12/2014.

Upon **MOTION** by Mike Bokon, seconded by Cathe Sherman, it was unanimously voted to approve modification to Site Plan #12-476 according to page SP-4, Revision Dated 2/12/2014.

**CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT**

CZEO said the only thing that is still pending since last meeting is the Cumberland Farms plans. He said we still have not seen any kind of site plan on this yet. He said he has been in conversation with someone regarding the old drive-in property on Meriden Rd. He said they are looking to build an indoor athletic facility.

**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 6:40 p.m.

APPROVED:

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Ray Mahoney, Chairman  
Planning & Zoning Commission

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Edna Henderson, Recording Secretary  
Planning & Zoning Commission