

## **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

**ALTERNATES ABSENT :** Virginia McHugh

**ALSO PRESENT:** David Kalinowski, CZEO

### **PUBLIC REQUESTS**

See Below (After Subcommittee Reports)

### **APPROVAL OF MINUTES**

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **APPROVE** the minutes from the 12/16/2015 Public Hearing and Regular Meeting.

Chris Edquist 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.

**PUBLIC REQUESTS**

At this time Chairman Mahoney stated that he skipped over the Public Request section in error. He stated that if anyone from the public would like to address this commission now is their time to do so. He also stated the public hearing was closed (on #15-525 Cumberland Farms) at the last meeting but if there was something the public wanted to say now is the time before we go to Old Business.

Mr. Corbett came forward and said he thought because the public hearing was closed and the application was tabled that they did not have the right to say anything. Chairman Mahoney said that is correct but if the public wanted to say anything about what was on the agenda they could but the Commission would not respond. Mr. Corbett went on to state his concerns on #15-525 about the possible contamination of wells in the area, the traffic, etc. At this time Mike Bokon stated (the commission) is not supposed to be listening to this information and Chairman Mahoney said he thought we just were not supposed to respond. CZEO stated the public hearing is closed and any information that is disclosed (tonight) regarding Cumberland Farms cannot be taken into consideration. Mr. Corbett said it all comes down to the traffic, it is already too congested there.

Mr. Shea came forward and said there were some reasonable compromises that could be done by Cumberland Farms to keep everyone happy. He said we are all in favor of Cumberland Farms but are looking for some compromises, such as moving the pumps down. He also said that safety is the utmost concern.

Dana Iasevoli came forward and also stressed concerns about well contamination.

Dave Valletta came forward and said he would like to see the project go ahead as it would clean up the area and be good for business for everyone. He also said that he currently he uses the Chesterfield Ave. entrance as it is just easier.

**OLD BUSINESS**

**1. #15-525 Cumberland Farms - Special Use Permit for a Convenience Store / Gas Station at 1655 & 1665 Meriden Rd. and 180 Farview Ave.**

At this time Cathe Sherman stated there were a few comments that she would like to respond to. She said there is a report from Chesprocott that addresses the wells and the proper procedures pertaining to wells. She said there were concerns about safety and noise and all that has been taken into consideration through the reports we have received on said application.

A **MOTION** was offered by Mike Bokon, seconded by Angelo Mastrofrancesco, to **APPROVE** #15-525 Cumberland Farms – Special Use Permit for a Convenience Store / Gas Station at 1655 & 1665 Meriden Rd. and 180 Farview Ave. with the following conditions:

1. Gas delivery trucks can only schedule deliveries between **7:00 p.m. to 5:00 a.m.**
2. Signs stating **“Do Not Block Entrance”** must be posted on the Farview Ave. entrance closest to Meriden Rd., and proper paint markings on Farview Ave. showing stop points.
3. Fence (8 ft.) and arborvitaes along north border of property shall be moved away from the residential property line an additional 8 feet from the proposed location on site plan.
4. Deliveries in the loading area in back of building off of Farview Ave. shall only take place between 8 a.m. to 5:00 p.m. Also, signage that states “Deliveries Only” shall be placed on the above said entrance and proper markings in the parking area to not allow customer vehicles to enter or exit said area.
5. Garbage pickup can only be done between **8 a.m. to 4 p.m. Monday thru Friday.**
6. All D.O.T. approvals and permits must be in place prior to work commencing.

A brief discussion followed in which Angelo Mastrofrancesco asked if we can ask the Police Department to put up no parking signs on both sides of the street (Farview Ave.). Dave Kalinowski said that he, thru the Public Works Dept., can put in that request to the Police Dept. Cathe Sherman said everyone is aware of the secondary traffic due to the construction on Rt. 84 and we are taking everything into consideration. Rich Delpier said if we accept this then there will be no entrance/access to side road (Chesterfield) so the tankers would come in thru the previous entrance discussed, (off Farview Ave.), and Chairman Mahoney said yes,

**WOLCOTT PLANNING & ZONING  
REGULAR MEETING  
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there is no plan otherwise. There was a question regarding parking spaces and it was stated that the plans meet the parking requirements.

A voice call vote was taken and the motion was unanimous to **approve** application #15-525 with the conditions as stated above.

**NEW BUSINESS**

There was no New Business at this time.

**CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT**

Dave Kalinowski, CZEO, said the Lily Lake remodel that came before us has changed. He said when they starting to get into the remodel they saw that the foundation underneath the building was badly deteriorated and the remodeling turned into a demolition of the entire facility. He said when a remodeling or demolition is 50% of the value of the building there is certain criteria that has to be met. He said some of the criteria pertains to Inland Wetlands requirements, which is FEMA / Flood Plain, etc. He said there has been a special meeting held (Inland Wetlands) and they are waiting for new plans showing certain elevations, etc. He said this project is at a standstill right now. There was discussion regarding surveying on Todd Rd. and it was stated that grants were awarded to pay for possible reconstruction of certain roads in town that are considered main arteries, such as Todd Rd. and Beach Rd. Right now it is in the preliminary stages.

**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 6:59 p.m.

APPROVED:

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Ray Mahoney, Chairman  
Planning & Zoning Commission

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Edna Henderson, Recording Secretary  
Planning & Zoning Commission