

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, AUGUST 17, 2016
TOWN COUNCIL CHAMBERS, 6:30 P.M.
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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 6:32 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Cathe Sherman, Chris Edquist, Mike Bokon, Ray Mahoney
Angelo Mastrofrancesco arrived at 6:35 p.m.

MEMBERS ABSENT: Mike Bokon

ALTERNATES PRESENT: Rich Delpier

ALSO PRESENT: David Kalinowski, CZEO

PERMIT APPLICATIONS

1. #16-538 Reynaldo Rodriguez – Special Use Permit for a Church at 30 Beach Rd.

David Kalinowski, CZEO, said this application is for a church at 30 Beach Rd. and the applicants were unaware that a permit was required to operate there. He said per our regulations they do have enough parking there for the number of seats in the church. Mike Bokon read the letter from the Fire Marshal in which it states that the maximum number of occupancy is 49 people.

(The following discussion was from Reynaldo Rodriguez through his interpreter, Carlos).

Mr. Rodriguez said he wants to open the church here to help the community and help the people in need. He said the hours would be Tuesday and Friday, 7:00 p.m. to 9:00 pm. and Sunday 10:30 a.m. to 3:00 p.m. for services. He said the church would be open 7 days a week but only 3 days for services, the other days it would be for counseling or if someone should require his help. He said he has been counseling people for years and he has the credentials from the State to be a pastor but he is also a mentor. Cathe Sherman made sure to stress to the applicant that they could not have more than 49 people and he said he understands. He said his plans are if the church grows is to buy a place of his own or move to a larger space. It was told to him that he is not allowed to have people staying overnight. He said his hours would be posted as to services but his phone number would also be listed in case someone needs to reach him after hours. He said he would then either meet them at the church or at their houses, depending on what they were comfortable with. He said he has been working with a lot of foster children and is always here for the community. Again, it was told to him that no one is allowed to stay overnight and he understood. Ana Rubert came forward and asked what would happen if they invited another church to join in their services and it

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was more than 49 people and Chairman Mahoney said the Fire Marshal may visit and you would have to remove the extra people to be in compliance of only 49 people.

At this time there were no more comments from the Public or the Commission and Chairman Mahoney closed the public hearing on application #16-538 at 6:56 p.m.

2. #16-539 James Pawlak – Special Use Permit for a Motor Vehicle Repair Shop and Used Car Sales at 18 Tosun Rd.

Dave Kalinowski, CZEO, said James Pawlak is currently renting space and is looking to purchase his own place. CZEO said that the Chief of Police has stated he does not have any issue with this business going in at 18 Tosun Rd. He also said that the Commission would have to follow regulation #32.2.14 to make sure the applicant is in compliant. Mr. Pawlak said this new space would gain him another 1,000 sq. ft. Cathe Sherman asked if they would be doing any other storage on the site other than repairs and sales. Mr. Pawlak said they could do car storage in the other units there, which would be inside storage only. Angelo Mastrofrancesco said he saw air conditioning condenser's, etc. on the property in which Mr. Pawlak said there is currently an air conditioning contractor renting space but will be moving out once he purchases the building for his business. Angelo Mastrofrancesco said the regulation is relatively new to them and one of the regulations is that you have an area that is fenced in for any vehicles being stored on the property and he did not see fencing there. Mr. Pawlak said there is no fencing there now but would put one up if required.

At this time Mike Bokon requested that this application be tabled so the members can review the regulations to make sure they do not miss any of the requirements for said application. CZEO said we can still keep the public hearing open on this till the next meeting in case there are any questions that may come up regarding the site plan. There was a brief discussion on who was in the building now and the CZEO said he spoke with Mr. Pawlak and he is aware that the property has to be solely for that use (repairs, used car sales). Cathe Sherman stated that anything that will be stored on the site would need to be behind a 6 foot fence and Mr. Pawlak said he was aware of that.

Pedro Francisco said he realizes the board is asking that the building be empty (of businesses) but he said there is no contract yet for Mr. Pawlak because he needs the Commission's approval so he is not clearing out the units yet. Pedro Francisco said there are other buildings in the area that have car storage, etc., without fencing and he is just asking to be fair. CZEO said he understands what Mr. Francisco is saying but those businesses have been operating for years and this commission is only trying to follow the regulations because they do not want to see the sites continue as is, (to look as they have in the past).

At this time Chairman Mahoney continued the public hearing on application #16-539 to Sept. 7, 2016 at 6:30 p.m. in the Council Chambers.

REGULAR MEETING

At 7:10 p.m. Chairman Mahoney called the Regular Meeting to order. (Attendance was taken and

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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 8/3/2016 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. #16-538 Reynaldo Rodriguez – Special Use Permit for a Church at 30 Beach Rd.

A **MOTION** was offered by Cathe Sherman, seconded by Chris Edquist, to **APPROVE** #16-538 Reynaldo Rodriguez – Special Use Permit for a Church at 30 Beach Rd. with the conditions per Fire Marshal's letter (8/17/2016), see attached. A brief discussion followed regarding the hours for the church and it was stated there were no restrictions for churches. It was stated that you have certain times for services but they are usually open 24 hours for those in need. CZEO said if there were nuisance issues, noise issues, (Police Dept.), it can be addressed at a later date.

After discussion there was a verbal vote to **APPROVE** application #16-538 as stated above.

2. #16-539 James Pawlak – Special Use Permit for a Motor Vehicle Repair Shop and Used Car Sales at 18 Tosun Rd.

Chairman Mahoney said the public hearing on this application was continued to Sept. 7, 2016 at 6:30 p.m. in the Council Chambers.

NEW BUSINESS

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1. #16-540 Lou Robinson – Special Use Permit for a Church at 1457 Meriden Rd.

Dave Kalinowski, CZEO, said this is another church that was up and running without a permit and the Fire Marshal brought it to our attention. He said this requires a public hearing.

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **ACCEPT FOR REVIEW** #16-540 Lou Robinson – Special Use Permit for a Church at 1457 Meriden Rd., and **SCHEDULED** a Public Hearing for Sept. 7, 2016 at 6:30 p.m. in the Council Chambers.

2. #16-541 James Romano – Site Plan for a C-1 and C-16a – Storage and production of crab cakes at 590 Wolcott Rd.

Dave Kalinowski, CZEO, said this is a use (retail) that was approved before for this site and the applicant plans on assembling crab cakes and shipping them out. He said Chesprocott will have to sign off on the plans.

Upon **MOTION** by Mike Bokon, seconded by Cathe Sherman, it was unanimously voted to **ACCEPT FOR REVIEW** and **APPROVE** #16-541 James Romano – Site Plan for a C-1 and C-16a – Storage and production of Crab Cakes at 590 Wolcott Rd.

CERTIFIED ZONING ENFORCEMENT OFFICER’S REPORT

Angelo Mastrofrancesco said there was an issue with erosion of the road at County Rd. and Ransom Hall Rd. area. Mike Bokon said on Woodtick Rd. there are a lot of cars for sale across from the Lebanese Club. Mike Bokon said there is always a car for sale at the social club on Meriden Rd. He also asked about a business on Munson Rd. and if there was a permit in place.

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 7:30 p.m.

APPROVED:

Raymond Mahoney, Jr., Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission