

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, JUNE 7, 2023
TOWN COUNCIL CHAMBERS
6:30 P.M.
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MINUTES**

REGULAR MEETING

Note: These are summary minutes. A digital recording of this meeting is on file in Wolcott Town Hall, Commission Secretary's Office.

Vice-Chairman David Ingala called the Regular Meeting to order at 6:33 p.m. with the Pledge of Allegiance and attendance was taken.

MEMBERS PRESENT: Daniel LaMontagne, David Ingala, John Murphy

MEMBERS ABSENT: Angelo Mastrofrancesco, Jim Briglia

ALTERNATES PRESENT: Debra Kiely, Rose Zolnik

ALTERNATES ABSENT: Jason Hasimllari

ALSO PRESENT: David Kalinowski CZEO

Rose Zolnik and Debby Kiely were seated as regular members by Vice-Chairman Ingala.

APPROVAL OF MINUTES:

Upon **MOTION** by Debra Kiely, seconded by Rose Zolnik, it was voted to **APPROVE** the minutes from the February 15, 2023, Public Hearing and Regular Meeting and the May 24, 2023, Special Meeting, with Daniel LaMontagne **APPROVING** the February 15 and **ABSTANING** from the May 24 meeting, as he was not here.

PUBLIC REQUESTS:

There were none.

APPROVAL OF BILLS:

There were none.

CORRESPONDENCE:

There were none.

SUBCOMITTEE:

There were none.

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OLD BUISNESS:

Vice-Chairman Ingala asked if there was any old business to discuss. CZEO Kalinowski stated there is a Public Hearing coming up regarding the Affordable Housing Plan on June 28.

NEW BUSINESS:

1. Discussion and possible action regarding the next scheduled meeting date

David Kalinowski CZEO stated this is on the agenda because the next scheduled Regular Meeting is on the 21st of June. A Public Hearing has already been scheduled for the 28th, so instead of meeting on both dates, the commission could decide to combine the meeting dates.

Upon **MOTION** by Daniel LaMontagne, seconded by John Murphy, it was unanimously voted to **APPROVE** to change the June 21, 2023, meeting here in the Council Chambers and move it to June 28, 2023, at 6:30 p.m. in the Town Council Chambers.

**2. #230438 – Kevin Murphy – Special Use Permit for a 26’x30’
Detached Garage at 846 Woodtick Road**

David Kalinowski CZEO informed the Commission that because of the size of the garage being larger than 600 square feet, the regulations require a Public Hearing.

Upon **MOTION** by Daniel LaMontagne, seconded by Debra Kiely, it was unanimously voted to **ACCEPT FOR REVIEW** number 230438 Kevin Murphy, Special Use Permit for the 26’x30’ detached garage at 846 Woodtick Road to have a Public Hearing on June 28, 2023, here in the Town Council Chambers.

**3. #230574 – Michael Milton – Special Use Permit for a 28’x36’
Detached Garage at 44 Winterbrook Road**

Upon **MOTION** by Daniel LaMontagne, seconded by John Murphy, it was unanimously voted to **ACCEPT FOR REVIEW** number 230574 Michael Milton, Special Use permit for the 28’x36’ detached garage at 44 Winterbrook Road to have a Public Hearing held on June 28, 2023, here in the Town Council Chambers meeting starting at 6:30 p.m.

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CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT:

David Kalinowski CZEO began his report regarding the ongoing projects they have with violations, Continental Scrap and Paul's garage. He pointed out that Paul was present at the meeting. His garage is located across from the bowling lanes. He reported that Paul put up a new fence around the entire property and continues to make progress in cleaning up the site. The commission has not set a time limit on the project as long as he continues to make progress. Paul's doors are open for whenever the commission would like to view the progress he has made.

David Kalinowski CZEO noted that he spoke with Mark Garrigus, the Chairman for Inland and Wetlands, regarding Continental Scrap. Chairman Garrigus stated he discussed with the engineer for Continental Scrap, as it is a large project being done and a lot of it is within the 100-foot review area of the Wetlands. David Kalinowski CZEO added that the engineer stated the Site Plan is being worked on. Within the next two to four weeks, the CZEO believes they will have one more meeting and then they will have the final plan. These plans need Inland and Wetland approval and Planning and Zoning approval.

David Kalinowski CZEO continued his report by discussing the current permitting process. It is a mix of an online and paper application. This takes a bit longer than the old process, especially with the previous secretary of eighteen years retiring. The process has become more efficient over the past three months, and he hopes any current issues will soon be eliminated. The CZEO has spoken with the new building inspector and new secretary to educate them on the permitting process. Nothing can be constructed, erected, or placed on the ground without a zoning permit. Revenue may be down, but they are positively moving forward.

Daniel LaMontagne asked the CZEO about 25 North; there was a canceled meeting on May 5th regarding the property. The CZEO reported that it was two lots before regulations, then it was converted into one property. The owner had come in wanting to split it again. The CZEO thought that would be a resubdivision, but because the property was in existence prior to the Zoning Regulations, two attorneys confirmed that was not necessary. This allowed the meeting to be canceled and only a regular zoning permit would need to be pulled to construct a house on the property.

Vice-Chairman Ingala had a few questions for the CZEO:

Vice-Chairman Ingala asked about the storage unit next to the Dollar General at the top of Wolcott Road.

David Kalinowski CZEO stated that they had posted the bond for it and came in with a plan but have not taken any action.

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Vice-Chairman Ingala inquired about the changes that have been made to the permitting process and asked if there are any more hurdles.

David Kalinowski CZEO stated no because the new secretary knows what the process is now. There still is a lot to learn from the regulations, but he stated she is doing well.

Vice-Chairman Ingala asked what a reasonable time frame is for Continental Scrap or Paul to execute their plan.

David Kalinowski CZEO stated they are different scenarios. Paul had a permit to do his repair garage, his violation was not following the conditions of his permit. Continental Scrap had a permit to do the scrap yard, but they expanded it with no permits. The decision is up to the discretion of the Commission.

The Vice-Chairman asked on a scale of 1-10 (10 being the project is complete based on the regulations) how far along are they and how long did that take?

David Kalinowski CZEO responded Paul's garage is at a 5 after roughly two years, Covid hit amidst it. Continental Scrap is at about a 2 compared to Paul, starting around Covid in 2020, with roughly a year spent with the Engineer. They have a preliminary plan with a list of all things that need to be addressed for Zoning. He thinks they are close to having a plan come before them.

EXECUTIVE SESSION:

There was none.

ADJOURNMENT:

Upon **MOTION** by Daniel LaMontagne, seconded by Debra Kiely, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:59 p.m.

APPROVED:

Angelo Mastrofrancesco, Chairman
Planning & Zoning Commission

Christianna Peabody, Recording Secretary
Planning & Zoning Commission