

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, JUNE 28, 2023  
TOWN COUNCIL CHAMBERS  
6:30 P.M.  
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**PUBLIC HEARING**

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

Chairman Mastrofrancesco called the Public Hearing to order at 6:30 p.m. with the Pledge of Allegiance and attendance was taken.

**MEMBERS PRESENT:** Daniel LaMontagne, Angelo Mastrofrancesco

**MEMBERS ABSENT:** Jim Briglia, David Ingala, John Murphy

**ALTERNATES PRESENT:** Debra Kiely, Rose Zolnik

**ALTERNATES ABSENT:** Jason Hasimllari

**ALSO PRESENT:** David Kalinowski CZEO, Mark Possidento, Mary Possidento, Kevin Murphy, Michael Milton

Chairman Masterfrancesco read into the record the public hearing script (on file).

**THE TOWN OF WOLCOTT'S AFFORDABLE HOUSING PLAN**

Mr. Possidento, Consultant Town Engineer, began his presentation on Affordable Housing. Some notable points are:

- Affordable housing is typically defined as housing that costs no more than 30% of your households' income.
- If a family of four makes ninety thousand or less, they are eligible for Title 8 subsidize on their mortgage. Individuals would be roughly seventy-two thousand and for renters, it would be anything less than twenty-three dollars an hour.
- The goal is to have 10% affordable housing; the Town of Wolcott is at 8%.
- If the Town can get more accessory dwellings, or document ones that currently exist, that would increase the percentage.
- Currently, Wolcott has 6276 housing units. 501 (7.98%) classify as affordable, so roughly 128 more would be needed to reach the goal of 10%

Over the next five years, they should look at increasing awareness of Title 8 loans, increasing the number of accessory dwelling units, facilitating the creation of additional multifamily housing, evaluating existing structures to be repurposed as multi-family housing, increasing public awareness, and considering the formation of an affordable housing committee/subcommittee.

Mr. Possidento asked CZEO Kalinowski what we have existing to repurpose. CZEO Kalinowski stated there are regulations for an accessory dwelling unit. The regulation criteria of that could be changed to help accommodate the need and to meet the goal of 10%.

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Mr. Possidento commented there is not a lot of property to build new buildings, which CZEO Kalinowski agreed with.

Mr. Possidento stated he spoke with Mr. William Tynan, former Town Attorney, to be the Chairman of the Affordable Housing Committee. He stated he would also like to include someone from the Assessor's Office, the Municipal Office, and anyone else who would like to be part of it. They would meet periodically over the next five years.

Chairman Masterfrancesco noted that a common misconception is affordable housing means low-income housing. A good example is the houses by Sunrise Road.

Mr. Possidento asked if anyone has had any proposals for elderly housing. CZEO Kalinowski stated there was a proposed 112 unit assisted living facility on Meriden Road, but it has expired and would have to go before the Commission again. A couple years ago, another one was approved on Munson Road for roughly forty units. If the price is right, that has potential to be affordable housing.

They continued to discuss options and requirements for the plan.

Mr. LaMontagne brought up a California-based company that creates accessory dwelling units. His friend owns the company, and she told him that the Federal Government is pushing for these. These will most likely become popular in Connecticut soon.

Chairman Masterfrancesco asked if anyone had any further questions, and no one did.

**PERMIT APPLICATIONS:**

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

CZEO Kalinowski gave a summary of the application (on file).

Kevin Murphy provided copies of his building plans. The main use for his garage will be storage. They had a brief discussion about the application.

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

CZEO Kalinowski gave a summary of the application (on file).

Michael Milton stated the garage will also be for storage, mainly for his antique cars.

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Chairman Masterfrancesco asked if anyone has any further questions, and no one did.

**PUBLIC COMMENT:**

There were no more comments from the public or the commission.

Chairman Masterfrancesco closed the three Public Hearings (The Town of Wolcott's Affordable Housing Plan, #230438 Kevin Murphy Special Use Permit for a 26'x30' detached garage at 846 Woodtick Road, and #230574 Michael Milton Special Use Permit for a 28'x36' detached garage at 44 Winterbrook Road) on 7:06 p.m.

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**REGULAR MEETING:**

At 7:06 p.m. Chairman Mastrofrancesco called the Regular Meeting to order, and attendance was taken. (Same as the public hearing attendance listed above).

Chairman Masterfrancesco seated Rose Zolnik and Debra Kiely as regular members.

**PUBLIC REQUESTS:**

Chairman Masterfrancesco stated public request time is to allow taxpayers time to address their concerns regarding planning and zoning issues. It is required that you come forward, state your name and address, and print it on the sheet supplied. In order to allow everyone a chance to speak, please address your concerns in a timely manner. The commission is here to listen to your concerns and will not respond but they will review the information and a letter will be mailed to you, only if any further action is required by this commission.

There were no public requests.

**APPROVAL OF MINUTES:**

- Regular Meeting on June 7, 2023

Upon **MOTION** by Daniel LaMontagne, seconded by Debra Kiely, it was voted to **APPROVE** the minutes from the June 7, 2023, Regular Meeting, with Angelo Mastrofrancesco **ABSTAINING** as he was not here.

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**APPROVAL OF BILLS:**

There were no bills at this time.

**CORRESPONDENCES:**

There were none at this time.

**SUBCOMMITTEE REPORTS:**

There were no Subcommittee Reports at this time.

**OLD BUSINESS:**

**1. The Town of Wolcott's Affordable Housing Plan**

Chairman Masterfrancesco asked if anyone had any questions, then asked for a motion.

Upon **MOTION** by Daniel LaMontagne, seconded by Debra Kiely, it was unanimously voted the Wolcott Planning & Zoning Commission formally **ADOPTS** the Wolcott Affordable Housing Plan which describes the Town's knowledge and understanding of housing affordability, how it relates to Wolcott, and how to improve the housing choice and affordability for all Wolcott residents. The Plan must be updated every five years.

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

Upon **MOTION** by Daniel LaMontagne, seconded by Debra Kiely, it was unanimously voted to **APPROVE** #230438 Kevin Murphy, Special Use Permit for the 26'x30' detached garage at 846 Woodtick Road.

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

Upon **MOTION** by Debra Kiely, seconded by Rose Zolnik, it was unanimously voted to **APPROVE** #230574 Michael Milton, Special Use permit for the 28'x36' detached garage at 44 Winterbrook Road.

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**NEW BUSINESS:**

**1. #230654 – Robert Bedell – Special Use Permit for a 45’x30’ Detached Garage at 7 Pimlico Road**

CZEO Kalinowski stated this application will need to go to a Public Hearing. It requires two postings in the paper, so it would have to be scheduled for the July 19<sup>th</sup> meeting.

Chairman Masterfrancesco asked for a motion.

Upon **MOTION** by Daniel LaMontagne, seconded by Debra Kiely, it was unanimously voted to **ACCEPT FOR REVIEW** and **SCHEDULE A PUBLIC HEARING** for #230654 Robert Bedell, Special Use Permit for a 45’x30’ Detached Garage at 7 Pimlico Road to be held on July 19 in the Council Chambers at 6:30 p.m.

**CERTIFIED ZONING ENFORCEMENT OFFICER’S REPORT:**

The owner of the property next to Petro Pats, where the church and liquor store are, has brought forward his architectural plans to be discussed at the next meeting.

**EXECUTIVE SESSION:**

There was no executive session.

**ADJOURNMENT:**

Upon **MOTION** by Debra Kiely, seconded by Rose Zolnik, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:14 p.m.

APPROVED:

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Angelo Mastrofrancesco, Chairman  
Planning & Zoning Commission

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Christianna Peabody, Recording Secretary  
Planning & Zoning Commission