

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, JULY 19, 2023
TOWN COUNCIL CHAMBERS
6:30 P.M.
Page | 1
MINUTES**

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: Jim Briglia, Daniel LaMontagne, David Ingala, John Murphy, Angelo Mastrofrancesco

MEMBERS ABSENT: None

ALTERNATES PRESENT: Debra Kiely, Rose Zolnik

ALTERNATES ABSENT: Jason Hasimllari

ALSO PRESENT: David Kalinowski CZEO

#230654 – Robert Bedell – Special Use Permit for a 45'x30' Detached Garage at 7 Pimlico Road

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

PUBLIC COMMENT:

There were no comments from the public.

Chairman Masterfrancesco closed the Public Hearing at 6:33 p.m.

REGULAR MEETING:

At 6:33 p.m. Chairman Mastrofrancesco called the Regular Meeting to order, and attendance was taken. (Same as the public hearing attendance listed above).

PUBLIC REQUESTS:

There were no public requests.

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Page | 2
MINUTES**

APPROVAL OF MINUTES:

- Public Hearing and Regular Meeting on June 28, 2023

Upon **MOTION** offered by Daniel LaMontagne, seconded by Chairman Masterfrancesco, it was voted to **APPROVE** the minutes from the June 28, 2023, Public Hearing and Regular Meeting, with David Ingala and John Murphy **ABSTAINING** as they were not here.

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

Upon **MOTION** by Daniel LaMontagne, seconded by David Ingala, it was unanimously voted to **APPROVE** #230654 Robert Bedell for the Detached Garage at 7 Pimlico Road.

NEW BUSINESS:

1. **#230327 – Mark Mancini – Site Plan for 701 Wolcott Road**

CZEO Kalinowski gave a summary of the application and architectural plans (on file). The application is before them because it is on the Route 69 Corridor.

Daniel LaMontagne confirmed that the siding would be partially vinyl and commented that there is precedence for that along the corridor already. He hopes to get away from that eventually.

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Page | 3
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Chairman Masterfrancesco commented on the directional signage at the location and how one portion is missing in the front.

After a brief discussion regarding it, CZEO Kalinowski stated he can ask Mr. Mancini to reestablish the directional arrows.

The commission members discussed that if the application is approved, it could be approved conditionally based on the submitted plans, with the beige siding, white trim, and brick veneer. If the applicant decides to change the plans, it will have to come before the commission again.

Upon **MOTION** by Daniel LaMontagne, seconded by David Ingala, it was unanimously voted to **APPROVE** #230327 Mark Mancini, Site Plan for 701 Wolcott Road, with the stipulation that the colors presented on the plans are generally the colors that will be provided and any deviation from those, the applicant will have to come back in for approval; the colors and the materials.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT:

CZEO Kalinowski discussed a property on Todd Road that is putting up a greenhouse without a permit. Anything that takes placement on the ground requires a zoning permit. The structure will have to meet the required setbacks and plans must be submitted. A letter was sent out last week, and received by certified mail, notifying the owner. The timeline for the owner's compliance is up to the commission's discretion. It could also be given to Blight.

EXECUTIVE SESSION:

There was no executive session.

ADJOURNMENT:

Upon **MOTION** by David Ingala, seconded by John Murphy, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:46 p.m.

APPROVED:

Angelo Mastrofrancesco, Chairman
Planning & Zoning Commission

Christianna Peabody, Recording Secretary
Planning & Zoning Commission