

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, AUGUST 16, 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, Russell Plonski, Crystal Caouette, Olubunmi Ashuri, Abayuni Adenuugen

#230664 – Russell Plonski – Special Use Permit for a 30'x40' Detached Garage at 67 Catering Road

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

Daniel LaMontagne asked what the aesthetic of the garage will be.

Russel Plonski responded it will be a steel building, the same color as the house. It will be rectangular in shape and have a normal peak roof.

Daniel LaMontagne asked what will be stored in the garage beside hobby cars and if he'll be doing any work for others.

Russel Plonski stated pickup trucks and personal work only.

Chairman Mastrofrancesco closed public hearing for application 230664 at 6:37 p.m.

#230677 – Olubunmi Ashiru – Special Use Permit for a Church at 246 Wolcott Road

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

David Ingala asked which specific unit they would be in.

At which time, CZEO Kalinowski said they have a site plan showing the unit. He stated that if the Commission does decide to approve the application, he would recommend that it is just a

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, AUGUST 16, 2023
TOWN COUNCIL CHAMBERS
6:30 P.M.
Page | 2
MINUTES**

special use permit for this church in this unit.

CZEO Kalinowski asked the applicant if there is a specific address for that unit.

Olubunmi Ashiru responded that it is Unit 8.

The commission had a brief discussion with the applicant regarding the parking spaces and how many people would be attending ensued.

CZEO Kalinowski said the Fire Marshal has approved the seating for what the application stated. The Fire Marshal would dictate the capacity of the space if they were looking to expand in the future.

Chairman Mastrofrancesco questioned that there are twenty-five seats in there, to which CZEO Kalinowski stated that is what the commission is approving.

David Ingala asked what the hours of operation are.

Olubunmi Ashiru stated on Wednesday, bible study from 7 p.m. to 8 p.m., maximum 9 p.m., Friday 7 p.m. to 9 p.m., and Sundays 8 a.m. to around 2 p.m.

Chairman Mastrofrancesco commented those hours are different from the hours stated on the letter head in the application.

David Ingala stated that he asked because if church is in session while the rest of the building is in operation, he wants to make sure that the parking allows for that. He asked if the owner of the building agreed to this, to which CZEO Kalinowski stated yes, the owner signed off on the application, which is required.

There were no more questions at this time.

Chairman Masterfrancesco closed Public Hearing 230677 at 6:45 p.m.

PUBLIC COMMENT:

There were no comments from the public.

REGULAR MEETING:

At 6:45 p.m. Chairman Mastrofrancesco called the Regular Meeting to order, and attendance was taken. (Same as the public hearing attendance listed above).

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, AUGUST 16, 2023
TOWN COUNCIL CHAMBERS
6:30 P.M.
Page | 3
MINUTES**

PUBLIC REQUESTS:

There were no public requests.

APPROVAL OF MINUTES:

- Regular Meeting on August 2, 2023

Upon **MOTION** offered by David Ingala, seconded by Jim Briglia, it was voted to **APPROVE** the minutes from the last meeting (August 2, 2023, Regular Meeting), with John Murphy **ABSTAINING** as he was 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:

#230664 – Russell Plonski – Special Use Permit for a 30’x40’ Detached Garage at 67 Catering Road

Upon **MOTION** by David Ingala, seconded by John Murphy, it was unanimously voted to **APPROVE** #230664 Russell Plonski, Special Use Permit for a 30’x40’ Detached Garage at 67 Catering Road.

#230677 – Olubunmi Ashiru – Special Use Permit for a Church at 246 Wolcott Road

Upon **MOTION** by David Ingala, seconded by John Murphy, it was unanimously voted to **APPROVE** #230677 Olubunmi Ashiru, Special Use Permit for a Church at 246 Wolcott Road with the condition that it is within unit 8 at 246 Wolcott Road and only for this church.

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, AUGUST 16, 2023
TOWN COUNCIL CHAMBERS
6:30 P.M.
Page | 4
MINUTES**

NEW BUSINESS:

There was no new business at this time.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT:

CZEO Kalinowski began his report with an update on Continental Scrap. He stated a plan has been submitted for preplanning and a site walk will be scheduled with Wetlands. CZEO Kalinowski stated the Chairman for Wetland welcomes the CZEO and Chairman Mastrofrancesco to join him on the site walk.

CZEO Kalinowski goes on to discuss the property on Todd Road they had discussed at the last meeting. The son was informed what would need to be done and two certified letters had been sent to the property. CZEO Kalinowski spoke with Town Attorney Tansley on how they will proceed with this issue.

Chairman Mastrofrancesco asked the CZEO about a former Morrone's gas station that is empty.

CZEO Kalinowski stated it is family own property that has gone before Blight in the past. Nothing has come before the Zoning Commission.

David Ingala stated it has been on Blight for multiple years and has not come off. David Ingala said they have made some progress, but the property still needs work, however, there is a lot of gray area with Blight.

EXECUTIVE SESSION:

There was no executive session.

ADJOURNMENT:

Upon **MOTION** by David Ingala, seconded by Daniel LaMontagne, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:52 p.m.

APPROVED:

Angelo Mastrofrancesco, Chairman
Planning & Zoning Commission

Christianna Peabody, Recording Secretary
Planning & Zoning Commission