

**WOLCOTT PLANNING & ZONING
ORGANIZATIONAL MEETING AND REGULAR MEETING
WEDNESDAY, FEBRUARY 21, 2018
TOWN COUNCIL CHAMBERS, 6:15 P.M.
PAGE 1 of 4**

MINUTES

ORGANIZATIONAL MEETING

Mayor Thomas Dunn called the Organizational Meeting to order at 6:15 p.m., with the Pledge of Allegiance. (The following members were present):

MEMBERS PRESENT: Chris Edquist, Mike Bokon, Ray Mahoney

MEMBERS ABSENT: Cathe Sherman, Angelo Mastrofrancesco

ALTERNATES PRESENT : Rich Delpier, Tim Lagasse, Joe Membrino

ALTERNATES ABSENT : None

ALSO PRESENT: Mayor Thomas Dunn, C.Z.E.O., David Kalinowski

ELECTION OF CHAIRMAN

Mayor Dunn asked for nominations for Chairman.

Chris Edquist nominated Ray Mahoney as Chairman and Mike Bokon seconded the nomination.

Mayor Dunn asked three times if there were any other nominations and there were none.

Upon **MOTION** by Ray Mahoney, seconded by Mike Bokon, it was unanimously voted to **CLOSE** nominations for Chairman.

By voice call vote it was unanimously voted to appoint Ray Mahoney as Chairman.

ELECTION OF VICE-CHAIRMAN

Mayor Dunn asked for nominations for a Vice-Chair.

Ray Mahoney nominated Cathe Sherman as Vice-Chair and Chris Edquist seconded the nomination.

Mayor Dunn asked three times if there were any other nominations and there were none.

Upon **MOTION** by Ray Mahoney, seconded by Chris Edquist, it was unanimously voted to **CLOSE** nominations for Vice-Chair.

By voice call vote it was unanimously voted to appoint Cathe Sherman as Vice-Chair.

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PAGE 2 of 4**

ELECTION OF SECRETARY

Chairman Mahoney asked for nominations for a Secretary.

Chris Edquist nominated Angelo Mastrofrancesco as Secretary and Mike Bokon seconded the nomination.

Chairman Mahoney asked two times if there were any other nominations and there were none.

Upon **MOTION** by Chris Edquist, seconded by Mike Bokon, it was unanimously voted to **CLOSE** nominations for Secretary.

By voice call vote it was unanimously voted to appoint Angelo Mastrofrancesco as Secretary.

TIME AND PLACE OF REGULAR MEETING

At this time Chairman Mahoney stated that the meetings are at 6:30 p.m. in the Council Chambers the first and third Wednesday of the month. No member suggested any changes therefore the meeting schedule will remain as is.

ADJOURNMENT

Upon **MOTION** by Mike Bokon, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Organizational Meeting at 6:20 p.m.

REGULAR MEETING

Chairman Mahoney called the Regular Meeting to order at 6:30 p.m. with the Pledge of Allegiance and then attendance was taken. (Attendance was the same as listed above under Organizational Meeting).

At this time Chairman Mahoney seated Rich Delpier and Tim Lagasse as regular members.

PUBLIC REQUESTS

Chairman Mahoney stated there were no Public Requests at this time.

APPROVAL OF MINUTES

Upon **MOTION** by Chris Edquist, seconded by Ray Mahoney, it was unanimously voted to **APPROVE** the minutes from the 12/6/2017 Public Hearing and Regular Meeting.

Mike Bokon abstained due to absence.

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

There was no Old Business at this time.

NEW BUSINESS

1. #18-557 James Lofgren – Special Use Permit to operate a liquor store at 701 Wolcott Rd.

Upon **MOTION** by Chris Edquist, seconded by Mike Bokon, it was unanimously voted to **ACCEPT FOR REVIEW** #18-557 James Lofgren – Special Use Permit to operate a liquor store at 701 Wolcott Rd.

At this time CZEO, Dave Kalinowski, stated for the new members that we are only allowed so many package stores, according to the population. He told them this requires a public hearing and discussions would be held at the time of the public hearing.

Upon **MOTION** by Mike Bokon, seconded by Chris Edquist, it was unanimously voted to **SCHEDULE a Public Hearing on** #18-557 James Lofgren – Special Use Permit to operate a liquor store at 701 Wolcott Rd. for March 7, 2018 at 6:30 p.m. in the Council Chambers.

At this time CZEO, Dave Kalinowski, explained to the new (alternate) members that a site plan was in their packets that they should look at and visit the site so when the public hearing begins if you have any questions you would ask them (at the time of the public hearing).

2. #18-558 Loyal Fence, Frank Garcia – Site Plan application to operate a fence company business, office space, warehousing & storage of product at 518 Wolcott Rd.

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ORGANIZATIONAL MEETING AND REGULAR MEETING
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TOWN COUNCIL CHAMBERS, 6:15 P.M.
PAGE 4 of 4**

CZEO, Dave Kalinowski, said this is a site plan application where the old Kenwick Mfg. was. He said the building has been empty for a while and he spoke to the applicant who has been very cooperative in what is asked of him. He said the building is already in existence and the applicant has agreed to install a fence around the property. He said he has no issue with the use of this building.

Upon **MOTION** by Chris Edquist, seconded by Mike Bokon, it was unanimously voted to **ACCEPT FOR REVIEW** #18-558 Loyal Fence, Frank Garcia – Site Plan application to operate a fence company business, office space, warehousing & storage of product at 518 Wolcott Rd.

Frank Garcia came forward for discussion on his application. Mike Bokon asked the applicant if he was going to put up a sign in which the CZEO said the applicant would have to come into the office and take out the proper permits. Mr. Garcia said 90% of his product is delivered directly to the property site and would be storing concrete and some excess product on the business site. Joe Membrino asked if they would be renting fences for construction sites and the applicant said no. Frank Garcia said it is a nice town and nice spot for his business and is looking for the support of the local residents for his business.

Upon **MOTION** by Chris Edquist, seconded by Mike Bokon, it was unanimously voted to **APPROVE** #18-558 Loyal Fence, Frank Garcia – Site Plan application to operate a fence company business, office space, warehousing & storage of product at 518 Wolcott Rd.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

CZEO said he did not have anything to discuss at this time and just congratulated the new members and said if they had any questions to just call him or the office.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Mike Bokon, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:42 p.m.

APPROVED:

Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission