

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, MARCH 21, 2018  
TOWN COUNCIL CHAMBERS, 6:30 P.M.  
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**MINUTES**

**PUBLIC HEARING**

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

Vice Chair Cathe Sherman called the Public Hearing to order at 6:30 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

**MEMBERS PRESENT:** Cathe Sherman, Chris Edquist, Angelo Mastrofrancesco, Mike Bokon, Ray Mahoney

**MEMBERS ABSENT:** None

**ALTERNATES PRESENT:** Rich Delpier, Joe Membrino

**ALTERNATES ABSENT:** Tim Lagasse

**ALSO PRESENT:** Dave Kalinowski, CZEO

**PERMIT APPLICATIONS**

**1. #18-557 James Lofgren – Special Use Permit for a Liquor Store at 701 Wolcott Rd.**

Dave Kalinowski, CZEO, said the regulations only allow so many liquor stores (calculated by population) and we contacted the liquor commission and all the permits for the Town of Wolcott are taken. The applicant is here to get the use approved for this building according to the site plan received. CZEO then read into record his recommendations per his letter dated 2/28/2018, see attached. CZEO said the applicant is looking for the use (liquor store) and if the Commission were to grant the use then certain conditions would have to be in place (which is stated on letter attached). CZEO went on to explain the conditions on the letter. Mike Bokon asked if applicant still owned the liquor store (at north end of town) and if he planned on moving that one. CZEO said he understands he plans on purchasing (license) of one of the other permittees that are in town now. Angelo Mastrofrancesco asked if we could approve the use without approving the package store. CZEO said you could approve the use in the building to open a package store there with conditions. There was concern if there was enough parking especially on Sunday when the Church would be open. CZEO said if the site plan is adhered to there is enough parking but it is impossible for him to say if parking adheres to it. There was a question as to whether they should close or continue this public hearing and the CZEO said it is the Commission's right to do either or. Mike Bokon asked about the entrances and exits and CZEO said that would be addressed (by Fire Marshal) through the permit process. Cathe Sherman said the site plan submitted does not show the loading area and CZEO said if approved you would put a condition that the loading area cannot be located (where garage door is now) and if (the applicant) wanted to use that door as a loading area

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he would have to come before the Commission for a modification to the site plan. A five minute recess was called at 6:47 p.m. At 6:51 p.m. the public hearing was called back to order.

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **CLOSE** the Public Hearing at 6:52 p.m.

**REGULAR MEETING**

At 6:52 p.m. Vice-Chair Cathe Sherman called the Regular Meeting to order. (Attendance was taken and it was the same as listed above under Public Hearing).

**PUBLIC REQUESTS**

There were no Public Requests at this time.

**APPROVAL OF MINUTES**

Upon **MOTION** by Chris Edquist, seconded by Cathe Sherman, it was unanimously voted to **APPROVE** the minutes from the 2/21/2018 organizational and regular meeting.

**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**

**1. #18-557 James Lofgren – Special Use Permit for a Liquor Store at 701 Wolcott Rd.**

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Chris Edquist, it was unanimously voted to **APPROVE** #18-557 James Lofgren – Special Use Permit for a Liquor Store at 701 Wolcott Rd. **with the following conditions: (1) No permit can be granted to open the proposed business unless Regulation 32.2.8 is met, as only six liquor stores can have a license in Wolcott; (2) A bond of \$10,000.00 be in place for a two year period, once permit is obtained, to ensure the markings are installed correctly with a paint that will sustain a minimum of two years adherence and visibility; (3) If a letter is received from a certified engineer stating all parking, directional signs and arrows, and all paved areas are in place according to site plan submitted**

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**then a bond is not required; (4) If the garage door located in the rear of the building is to be used as a loading area, Section 42 of the Zoning Regulations must be met. The submitted site plan does not show this area as a loading area therefore it must be noted and can't be used unless Regulation 42.7.4 is met; and (5) Approval is for a five year length of time starting April 17, 2018.**

**NEW BUSINESS**

There was no New Business at this time.

**CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT**

CZEO said he did not have anything to discuss at this time and if anyone had any questions to call the office.

**EXECUTIVE SESSION**

There was no Executive Session at this time.

**ADJOURNMENT**

Upon **MOTION** by Mike Bokon, seconded by Angelo Mastrofrancesco, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:57 p.m.

APPROVED:

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Raymond Mahoney, Jr., Chairman  
Planning & Zoning Commission

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Edna Henderson, Recording Secretary  
Planning & Zoning Commission