

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, MAY 16, 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 6:31 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Cathe Sherman, Chris Edquist, Mike Bokon

MEMBERS ABSENT: Ray Mahoney, Angelo Mastrofrancesco

ALTERNATES PRESENT: None

ALTERNATES ABSENT: Tim Lagasse, Rich Delpier, Joe Membrino

ALSO PRESENT: Dave Kalinowski, CZEO

PERMIT APPLICATIONS

1. #18-561 Gary Saucier – Special Use Permit for a 26' x 36' detached garage at 8 Village Drive

Dave Kalinowski, CZEO, said because of our regulations this requires a public hearing. CZEO said the applicant staked out the location and he has no issues with the proposed garage. Cathe Sherman asked if he was using it to store equipment only and no retail and Mr. Saucier said yes.

2. #18-562 Timothy Doyle – Special Use Permit for a 29' x 30' detached garage at 228 Center St.

Dave Kalinowski, CZEO, said this is the same as previous application for an oversized garage. He said the only difference is that this applicant has a couple sheds that he has to remove once he gets the new garage up in order to meet the 2% max. coverage allowed for accessory structures. Cathe Sherman asked Mr. Doyle if this was for personal use only, no retail, and Mr. Doyle said yes. Cathe Sherman then asked him which sheds he would be removing and Mr. Doyle showed her on the plan.

There were no more comments from the Commission or the public for the above two public hearing applications and the public hearing was closed at 6:38 p.m.

REGULAR MEETING

At 6:39 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 Mike Bokon, seconded by Cathe Sherman, it was unanimously voted to **APPROVE** the minutes from the 5/2/2018 public hearing and regular meeting.

Chris Edquist 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

1. **#18-561 Gary Saucier – Special Use Permit for a 26’ x 36’ detached garage at 8 Village Drive**

Upon **MOTION** by Chris Edquist, seconded by Mike Bokon, it was unanimously voted to **APPROVE** #18-561 Gary Saucier – Special Use Permit for a 26’ x 36’ detached garage at 8 Village Drive.

2. **#18-562 Timothy Doyle – Special use Permit for a 29’ x 30’ detached garage at 228 Center St.**

Upon **MOTION** by Chris Edquist, seconded by Mike Bokon, it was unanimously voted to **APPROVE** #18-562 Timothy Doyle – Special Use Permit for a 29’ x 30’ detached garage at 228 Center St.

NEW BUSINESS

1. **#18-563 BCR Enterprises – Site Plan for Outdoor Seating at 1189 Wolcott Rd. (Tap & Barrel)**

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Dave Kalinowski, CZEO, said that a few months back we added a regulation to allow restaurants in town to put outdoor seating areas. He said he approved one already for Nutmeg Farms and stated that they require CZEO, Building Official and Fire Marshal approval. He said the only thing different with this application is that because they serve alcohol it also requires the Commission's approval. He said the applicant currently has an outside deck that he will be adding on to for the outdoor seating area. He said his parking meets the requirements and is putting up lolly columns (for safety). The applicant (Chris DiNunzio) said the current deck is approximately 8" off the ground now and the new one will taper down. Mr. DiNunzio said he would have 4 tables with 4 chairs at each table and access would only be from inside the restaurant.

Upon **MOTION** by Mike Bokon, seconded by Chris Edquist, it was unanimously voted to **ACCEPT FOR REVIEW AND APPROVE** #18-563 BCR Enterprises – Site Plan for Outdoor Seating at 1189 Wolcott Rd. (Tap & Barrel)

At this time CZEO, Dave Kalinowski asked if we could add to the agenda the appointment of a Commission member to the Regional Planning Commission (NVCOG).

Upon **MOTION** by Mike Bokon, seconded by Chris Edquist, it was unanimously voted to **ADD** to the agenda the appointment of a representative from the Town of Wolcott to attend NVCOG meetings of the Regional Planning Commission.

2. #18-564 Alban Mansaku – Special Use Permit for a Social Club at 1457 Meriden Rd.

CZEO, Dave Kalinowski, said in order to open a Social Club in town it requires a public hearing.

Upon **MOTION** by Chris Edquist, seconded by Mike Bokon, it was unanimously voted to **ACCEPT FOR REVIEW** #18-564 Alban Mansaku – Special Use Permit for a Social Club at 1457 Meriden Rd., and **SCHEDULED** a Public Hearing for June 6, 2018 at 6:30 p.m. in the Council Chambers.

3. Appointment of a Commission member to attend NVCOG meetings of the Regional Planning Commission.

Dave Kalinowski, CZEO, said the Naugatuck Valley Council of Government is asking us to appoint a representative from this Commission to the Regional Planning Commission. He said people from multiple towns meet six times a year and they discuss walking trails, zone changes, etc. Mike Bokon said that he would represent the Town of Wolcott at these meetings.

Upon **MOTION** by Chris Edquist, seconded by Mike Bokon, it was unanimously voted to **APPOINT** Mike Bokon as the member to represent the Town at the Regional Planning Commission meetings for NVCOG.

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CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

CZEO said he will be meeting with the Blight Commission to discuss some blight issues, etc. He said he will address some of the issues we have along with whatever issues they have. Cathe Sherman said she received a complaint regarding the multiple cars located on Wolcott Rd. in the area across from the Dollar General Store. CZEO said this has been forwarded to blight before and he will ask them at the meeting.

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 6:53 p.m.

APPROVED:

Raymond Mahoney, Jr., Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission