

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, SEPTEMBER 5, 2018
TOWN COUNCIL CHAMBERS, 6:30 P.M.
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MINUTES

REGULAR MEETING

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

Chairman Mahoney called the Regular Meeting to order at 6:30 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Chris Edquist, Cathe Sherman, Ray Mahoney

MEMBERS ABSENT: Angelo Mastrofrancesco, Mike Bokon

ALTERNATES PRESENT : Rich Delpier

ALTERNATES ABSENT : Joe Membrino, Tim Lagasse

ALSO PRESENT: Dave Kalinowski, CZEO

At this time Rich Delpier was seated as a regular member.

PUBLIC REQUESTS

There were no Public Requests at this time.

APPROVAL OF MINUTES

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **APPROVE** the minutes from the 8/15/2018 Public Hearing 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

There was no Old Business at this time.

NEW BUSINESS

1. #18-566 – Alliance Medical Group – Site Plan Application for Medical Offices at 300 Wolcott Rd.

Dave Kalinowski, CZEO, said this is for a Medical Office building to be located on Rte. 69 and it meets our requirements but he would suggest that the parking areas are identified according to the site plan and directional arrows be put in. He said we have the architectural but the building is not really going to change except for the front enclosure. He said if this was a new building the Commission would definitely have a say in how the building would look. He also said the plan summary states the max lot coverage as percentage of lot says 76% existing but that is including everything, (building, paving and other impervious surfaces). He said the building coverage itself is well within the 35% allowed.

Bob LaFlamme, owner of the property came forward and said he has been dealing with Alliance Medical for years and they bring a nice facility into towns. He said they make an all-purpose facility, such as blood service and medical service, it will be there. He said they want to put in a small vestibule, the structure itself will remain the same but it will not have the tired look that it has right now. He said Alliance is affiliated with Waterbury Hospital. Christine Sniadack came forward and said their intent is to have a primary care physician here and offer specialty practice space, and a blood draw lab. Rich Delpier asked what determines the number of handicap parking spaces and CZEO said any place with more than 70 parking spaces requires a handicap spot, other than that it is up to the developer.

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **ACCEPT FOR REVIEW** #18-566 Alliance Medical Group – Site Plan Application for Medical Offices at 300 Wolcott Rd.

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **APPROVE** #18-566 Alliance Medical Group – Site Plan Application for Medical Offices at 300 Wolcott Rd. with the conditions that the parking spaces are identified and directional arrows are in place.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

CZEO said he did not have anything to report tonight.

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EXECUTIVE SESSION

There was no Executive Session tonight.

ADJOURNMENT

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:52 p.m.

APPROVED:

Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission