

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, AUGUST 21, 2019
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.

Chairman Ray Mahoney 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: Chris Edquist, Angelo Mastrofrancesco, Rich Delpier,
Cathe Sherman, Ray Mahoney

MEMBERS ABSENT: None

ALTERNATES PRESENT: None

ALTERNATES ABSENT: Tim Lagasse, Joe Membrino

ALSO PRESENT: Dave Kalinowski, CZEO

PERMIT APPLICATIONS

1. #19-573 Dan Wallas – Application for Zone Change at 605 Wolcott Rd. from Residential 30 to General Commercial.

CZEO, Dave Kalinowski, said we sent a correspondence to Council of Governments for their comments and they said they had none as the zone change is not within 500 feet of the town line. He said he also spoke to an Attorney for our zoning commission in regards to this because his concern was, can we change a property from a nonconforming R30 zone to a nonconforming General Commercial zone and the Attorney said yes. He said he does not see any issue with the zone change. He said he received a letter from the Wolcott Land Trust asking to table the zone change applications tonight as the board was not able to review the plans in such short notice. CZEO said part of our Plan of Development is to have properties that are General Commercial and Industrial for the growth of the town but we need to take into consideration that any properties we do change the zone that we do not affect the adjoining properties.

William Todd Clark, Land Surveyor, and Dan Wallas, property owner, came forward and Mr. Clark said that the existing right of way line is only about 8 ft in front of the house. Mr. Clark said they have applied to the State to claim the normal right of way which would give Mr. Wallas another 30 to 40 feet. He said this would give him the 40,000 sq. ft. required (for the general commercial zone). Angelo Mastrofrancesco said that there is a bridge that goes over the water there and Mr. Wallas said yes there is a right of way that goes up to a house that is on Coach Drive. Mr. Wallas said that would stay just as it is. Mr. Wallas said they

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would knock down the house and put up a building approximately the same size. Mr. Wallas said they are just waiting for the State to let him know if he can purchase their property and then he will knock down the house and go from there.

Mr. Fredericksen came forward because his mother's property is adjacent to this proposed zone change and stated that his mom does not have any objection with this going forward but their main concern was how it will affect the property value. CZEO said this is just a zone change application however any new proposal will come before the Commission and they would review lighting, hours of operation, etc. with regards to adjoining residential properties. Mr. Fredericksen said he just wants to make sure his property is protected.

Katrina Borchert came forward and said her concern is that she does use the bridge as it is part of her property and is concerned about more people using her bridge to come onto her property. She said her concerns were privacy, lights and property values.

There were no more comments from the Commission or the public and Chairman Mahoney closed the public hearing.

Upon MOTION by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to CLOSE the public hearing on application #19-573 at 6:54 p.m.

2. 19-575 Dana Spino – Application for Zone Change at 1660 Wolcott Rd. from Residential 30 & Residential 130 to General Commercial.

CZEO, Dave Kalinowski, said he also received a letter from Wolcott Land Trust for this application and the property does border theirs but this is not affecting the zone or use of their property with this zone change. He also said he has no issue with the zone change for this application.

Mike Favreau, said he owns the property next door and is looking to take a little bit of his property and add to 1660 Wolcott Rd. (to become compliant with the general commercial zone). He said his next step would be to put up a 4 unit (commercial) building which would benefit the town. He said he would have to put in a new septic and well on the property. CZEO said that because this is on the Rte. 69 corridor the applicant would have to come before the commission with any building design, etc.

There were no more comments from the Commission or the public and Chairman Mahoney closed the public hearing.

Upon MOTION by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to CLOSE the public hearing on #19-575 at 7:00 p.m.

3. #19-576 One Town Line Rd. LLC – Allstate Tire – Special Use Permit for a Motor Vehicle Limited Repair Garage (C-8c) at 1 Town Line Rd.

CZEO, Dave Kalinowski, said he has been working with Atty. Salvatore and Tracy Longo regarding this application. He said this is the old Perfection Screw building and any improvement to this building would be a plus. He said permits are in place for the inside work, electrical upgrades, etc. He said the asphalt there is broken up and he would recommend the painting and markings that are shown on the plan are in place. He said most of the loading will be done during (off hours) and will not affect the parking areas.

Attorney Salvatore said he had photographs of the signs for the building that he handed in to be put on file. He said they have painted the building, installed new windows and the loading dock should be completed shortly. He said the rear of the building will be for storage and the vehicle service area in front. There was concern about the overgrown weeds and brush. CZEO said that if there is a site line issue coming out of a town road the town would be allowed to cut back the brush.

Pat McKinney came forward and said he was here to support this project on the Economic Development side there will be new equipment going in that would bring in additional tax revenue and there would be 4-5 new jobs. He said from the aesthetic side this is the first building you see coming into town and it is a tremendous step in the right direction.

There were no more comments from the Commission or the public and Chairman Mahoney closed the public hearing.

Upon MOTION from Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to CLOSE the public hearing on application #19-576 at 7:12 p.m.

REGULAR MEETING

At 7:13 p.m. Chairman Mahoney 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 Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to APPROVE the minutes from the August 7, 2019 public hearing and regular meeting.

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Chairman Mahoney abstained due to absence.

APPROVAL OF BILLS

There were no bills at this time.

CORRESPONDENCES

There were no Correspondences at this time.

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to take a 5 minute recess at 7:15 p.m.

The regular meeting was called back to order at 7:21 p.m.

SUBCOMMITTEE REPORTS

There were no Subcommittee Reports at this time.

OLD BUSINESS

- 1. #19-573 Dan Wallas – Application for Zone Change at 605 Wolcott Rd. from Residential 30 to General Commercial.**

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **APPROVE** #19-573 Dan Wallas – Application for Zone Change at 605 Wolcott Rd. from Residential 30 to General Commercial with an effective date of August 23, 2019.

- 2. 19-575 Dana Spino – Application for Zone Change at 1660 Wolcott Rd. from Residential 30 & Residential 130 to General Commercial.**

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **APPROVE** #19-575 Dana Spino – Application for Zone Change at 1660 Wolcott Rd. from Residential 30 & Residential 130 to General Commercial with an effective date of August 23, 2019.

- 3. #19-576 One Town Line Rd. LLC – Allstate Tire – Special Use Permit for a Motor Vehicle Limited Repair Garage (C-8c) at 1 Town Line Rd.**

A **MOTION** was offered by Cathe Sherman, seconded by Chris Edquist, to **APPROVE** #19-576 One Town Line Rd. LLC – Allstate Tire – Special Use Permit for a Motor Vehicle

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Limited Repair Garage (C-8c) at 1 Town Line Rd. A discussion followed and Angelo Mastrofrancesco said that the condition that the parking lines are painted should be put in the motion.

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **APPROVE** #19-576 One Town Line Rd. LLC – Allstate Tire – Special Use Permit for a Motor Vehicle Limited Repair Garage (C-8c) at 1 Town Line Rd. with the condition that the (parking space) lines be painted.

NEW BUSINESS

There was no New Business at this time.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

There was no CZEO report at this time.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:27 p.m.

APPROVED:

Raymond Mahoney, Jr., Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission