

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, NOVEMBER 20, 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 6:32 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Cathe Sherman, Chris Edquist, Rich Delpier, Ray Mahoney

MEMBERS ABSENT: Angelo Mastrofrancesco

ALTERNATES PRESENT: None

ALTERNATES ABSENT: Tim Lagasse, Joe Membrino

ALSO PRESENT: David Kalinowski, CZEO

PERMIT APPLICATIONS

1. #19-580 Dan Wallas – Special Use Permit for a Restaurant at 605 Wolcott Rd.

At this time Dave Kalinowski, CZEO, read his letter dated 11/20/2019 into record, copy attached. CZEO said we have a site plan that shows the property as it exists now and you are allowed to remove the house and construct a building in the same footprint according to the regulations. He said that Mr. Wallas has been in contact with the State to acquire the state property that comes into his and if that happens there is another plan that shows the building 50 feet in length. CZEO said that what Mr. Wallas is looking to do on the property would be a vast improvement as to what is there now.

Todd Clark, Land Surveyor, came forward and said they came before this board several months ago and changed the property to General Commercial. He went on to explain where the old highway line was that came right up to where the (existing) house is and they have applied to acquire the strip in front so it will be a normal highway line and they are still waiting to hear from the State. He said that if they acquire the state property, they would be able to bring the building forward and meet town requirements (to make more conforming). He also said they are looking to put in an entrance area at the north side of the property which the State would have to approve. He said they have the site line required to do such. It was stated that the entrance at the north side would make it much better from trucks to enter and exit property. CZEO said the application before us is a special use permit for the use of a restaurant and the architectural design of the building. CZEO said that the design is according to the Route 69 Corridor and our Plan of Development. Mr. Wallas said there

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would be smaller box trucks doing deliveries more than tractor trailers and they would also be picking up their own supplies at times. CZE0 said it is important for the circulation of traffic for tractor trailers coming in and out to have the second entrance area.

Todd Clark said that Mark (Inland Wetlands) has asked that they do not go in and clean out in front of the river. CZE0 said the design shows landscaping around the building but if anything does change on that you would have to come before the Commission with the new landscape plans. CZE0 said the plan that was submitted shows the original structure being the same size and you want to go bigger and put a deck on the right side with tables and the deck is a separate issue and there are regulations to follow for (outside seating). Dan Wallas said that the deck was already figured in the parking plan, etc. CZE0 said you would have to enclose the dumpster area with a fence according to the regulations and the Rte. 69 Corridor. CZE0 said if Mr. Wallas gets the property (from State) and as long as (the building) stays within the setbacks and the conceptual of the front of the building stays the same then Mr. Wallas is good to go and he does not have to come before the Commission again. CZE0 said if he changed the design or the use then he would have to come before them again. At this point Dan Wallas said he is just waiting for the State as he is ready to get started. CZE0 said he can still get a demo permit for the existing building while waiting for the State.

There were no more comments from the Commission or the public and Chairman Mahoney closed the public hearing at 6:59 p.m.

REGULAR MEETING

At 7:00 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 Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the November 6, 2019 regular meeting.

Chris Edquist abstained due to absence.

APPROVAL OF BILLS

There were no bills at this time.

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CORRESPONDENCES

There were no Correspondences at this time.

SUBCOMMITTEE REPORTS

There were no Subcommittee Reports at this time.

OLD BUSINESS

1. **#19-580 Dan Wallas – Special Use Permit for a 26' x 36' Detached Garage at 103 Hempel Dr.**

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **APPROVE** #19-580 – Special Use Permit for a Restaurant at 605 Wolcott Rd. with the conditions that are stated in letter from CZEO dated 11/20/2019, copy attached.

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 Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:04 p.m.

APPROVED:

Raymond Mahoney, Jr., Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission