

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, FEBRUARY 20, 2019
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 1 of 3**

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

MEMBERS ABSENT: Angelo Mastrofrancesco

ALTERNATES PRESENT: None

ALTERNATES ABSENT: Tim Lagasse, Joe Membrino

ALSO PRESENT: Dave Kalinowski, CZEO

PERMIT APPLICATIONS

- 1. #19-568 - Randy Petroniro – Special Use Permit for a 40' x 45' Detached Garage at 114 Harrison Dr.**

CZEO said the application is for an oversized garage and it requires a public hearing. He also said this is an interior lot, that is big enough, and he does not see any problem with this application. Cathe Sherman asked what the use for the garage would be and Mr. Petroniro said it would be for his family and their vehicles, and lawn tractor/lawn furniture.

There were no more comments from the Commission or the public on application #19-568.

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **CLOSE** the public hearing on application #19-568 at 6:34 p.m.

REGULAR MEETING

At 6:35 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

**WOLCOTT PLANNING & ZONING
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WEDNESDAY, FEBRUARY 20, 2019
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 2 of 3**

Upon **MOTION** by Chris Edquist, seconded by Cathe Sherman, it was unanimously voted to **APPROVE** the minutes from the Feb. 6, 2019 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. #19-568 Randy Petroniro – Special Use Permit for a 40' x 45' detached garage at 114 Harrison Dr.**

Upon **MOTION** by Chris Edquist, seconded by Cathe Sherman, it was unanimously voted to **APPROVE** #19-568 Randy Petroniro – Special Use Permit for a 40' x 45' detached garage at 114 Harrison Dr.

- 2. Discussion on Codification Project**

CZEO said this was put on the agenda as we tabled it at the last meeting. He said Attorney Tynan does not have any new information for us so CZEO would recommend we remove from the agenda and put it back on the agenda when it comes back up again (for discussion).

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **REMOVE** item #2 (Discussion on Codification Project) from the agenda until we have a need for it again.

NEW BUSINESS

- 1. #19-569 – 1215 Meriden Rd. LLC – Site Plan Application for a 16,650 sq. ft. building for retail stores at 1261 Meriden Rd.**

CZEO said the application was dropped off on Thursday to our office, and it has to go through the process. The Fire Marshal and Inland Wetlands has a copy now for their review. (Waterbury Sewer and Water has already issued the applicant a permit). CZEO said we have 65 days to review it and a site plan does not require a public hearing but if the Commission feels it is warranted we certainly can have a public hearing. He said he recommends we accept for review

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, FEBRUARY 20, 2019
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 3 of 3**

and table it until all the correspondences are in and then we can discuss it.

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW and TABLE #19-569 – 1215 Meriden Rd. LLC – Site Plan Application for a 16,650 sq. ft. building for retail stores at 1261 Meriden Rd., (until all correspondences are received).**

CERTIFIED ZONING ENFORCEMENT OFFICER’S REPORT

CZEO said that at 1627 Meriden Rd. there was a coffee shop there that the Commission approved at one point and now there is a new owner looking to do the same, adding panini’s and grinders and he wanted the Commission to be aware of this. He also said he did send a letter to Continental Scrap that clearly stated what he needed to do there (to clean up property).

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:42 p.m.

APPROVED:

Raymond Mahoney, Jr., Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission