

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, FEBRUARY 6, 2019
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, Angelo Mastrofrancesco
Rich Delpier, Ray Mahoney

MEMBERS ABSENT: None

ALTERNATES PRESENT : None

ALTERNATES ABSENT : Joe Membrino, Tim Lagasse

ALSO PRESENT: CZEO Dave Kalinowski, Attorney Brian Tynan

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 January 2, 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

There was no Old Business at this time.

NEW BUSINESS

1. **Discussion on Codification Project**
2. **#19-568 Randy Petroniro – Special Use Permit for a 40' x 45' Detached Garage at 114 Harrison Drive.**

At this time Chairman Mahoney said we are going to discuss item #2 first and then we will go back to discuss item #1.

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

CZEO, Dave Kalinowski, said because this detached garage is over 650 sq. ft. it requires a public hearing. He said he reviewed the plans and did not have an issue with it.

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **Accept for Review** #19-568 Randy Petroniro – Special Use Permit for a 40' x 45' detached garage at 114 Harrison Drive and **Scheduled a Public Hearing** for February 20, 2019 at 6:30 p.m. in the Council Chambers.

Discussion on Codification Project

Attorney Brian Tynan said the Town Council authorized the codification of all of the ordinances, charter, and regulations for commissions, planning and zoning, inland wetlands, etc. and putting it all in one collective book. He said the codification company contacted the Town Clerk a few years ago and submitted a proposal to update all of the regulations. He said they did an analysis of the regulations to see if they conflicted with the State Statutes, etc. He said the company came forward with some questions and we have put those questions forward to Sewer & Water, Planning & Zoning, etc. He said this has been on the back burner for a little bit of time but the company and the town would like to put this into the new format. He said instead of having zoning regulations, sewer & water, inland wetlands regulations (in separate offices) this would just put them in one place, the Town Clerk's Office. Chairman Mahoney said if they wanted to do this then why couldn't they just leave the regulations numbered as is. Chairman Mahoney said that as volunteers it takes years to get to know the regulations. Atty. Tynan said the reason for doing this codification is to put it into a different format, not to make it easier for the Commission but to be more consumer friendly for the general population.

CZEO, Dave Kalinowski, said everything that is in the Planning and Zoning Office and the applications have a specific regulation pertaining to it. He said the regulations specifically say if someone is going to change anything they need to address the numbers they are changing and what they pertain to. He also said he is not saying some of the regulations don't need to be clarified but to take this format now and tell you to approve it, it is not even in a format that we could even tell you what we are approving as the numbers are different. He said we also have

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to send this out to surrounding towns and to the Council of Governments and it would need to show what regulations changed from what it is now in this new format. He said it is not up to this Commission to figure that out. He said when this first came up he told the Town Clerk that we were not interested in changing the regulations and was told they were not making changes, they were only changing some wording. He said he is not opposed to making changes but changes that make sense. He said this format may be easier in the clerk's office but it definitely is not going to be easier for him or the planning and zoning secretary.

Atty. Tynan said they are changing the format and what he is hearing from this commission is that you would like to have the old regulations kept as is and just plugged into this new code book. He said you do not want to see the numbers changed you just want the regulations to be plugged into the back of the (codification) book as is. Chairman Mahoney read regulation #53.3 / 53.3.1 pertaining to amendments and that it requires to be put in writing to the Commission showing the specific changes. Atty. Tynan said if the Commission wants to just plug the existing regulations as they stand today at the very end of the book we can do that. He said he would talk to the codification company. He also said if the Commission wanted to go through this new format they are proposing and update the texts, it would be a text amendment and they could go through that procedure. CZEO said we need to keep the regulations numbered as is and if we need to make a few changes to them we can. He said the easiest thing would be for Atty. Tynan to look into if we can adopt this format for the clerk's office only and keep our regulations as is for the zoning office. Atty. Tynan said he would go back to the codification company to see if they could put in a cross reference index or just plug in the regulations as they are in the back of the book.

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **TABLE** the discussion on the Codification project indefinitely.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

CZEO said there are the usual permits for sheds and inside projects but not much else going on. Chairman Mahoney said several people have approached him regarding the conditions at Continental Scrap. CZEO said the bond is still in place and that DEEP has visited the site. He said he will check what the conditions were when the bins were put in and he can address it through a letter if need be.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

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Upon **MOTION** by Angelo Mastrofrancesco, seconded by Cathe Sherman, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:00 p.m.

APPROVED:

Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission