

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

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

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 February 20, 2019 Public Hearing and Regular Meeting.

Angelo Mastrofrancesco abstained due to absence.

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

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PAGE 2 of 3**

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

At this time CZEO, Dave Kalinowski, read into record his letter dated 3/13/2019, letter dated 3/18/2019 from Fire Marshal, and letter dated 3/19/2019 from Trinkaus Engineering, (all attached). CZEO said the engineer did a great job on the site plan he submitted. He said that they are taking the existing buildings and parking area and re-doing the whole parking lot, enhancing the wetlands, use the existing entrance, and D.O.T. will review it after we approve. He also said it does meet our regulations. Chairman Mahoney asked about item 7 on the Engineer's letter on how far away the dumpsters are supposed to be and CZEO said the regulations do not state a distance but requires them to be screened in.

Steve Trinkaus, Professional Engineer, representing the applicants, came forward. He said there were only 3 sheets (from preliminary plans) that were changed (per CZEO's comments). He said the parking around the buildings right now is haphazardly so the driveways and parking spaces will conform to the regulations. He said the new building will be divided up into retail spaces, currently they do not have any tenants lined up. He said they will retro-fit the two existing outfalls (for drainage per discussion with Inland Wetlands), to provide treatment of the run-off, whereas there is none existing. Chairman Mahoney asked about the cleaning up of the pavement and Mr. Trinkaus said he believes that they will either have to mill the existing pavement to use as a gravel base or pull up pavement and put new gravel down and repave. Mr. Trinkaus said he believes they are going to have to repave the entire site. He said he spoke with the City of Waterbury, even though some of the parking and entrances are in Waterbury, they looked at the preliminary plans and said to just have Wolcott handle the Planning and Zoning side. He also said they did pay the sewer fees to Waterbury.

CZEO said that some of the conditions are to park the fire trucks in the proper parking areas and the woodpiles against the building will be cleaned up. Mr. Trinkaus said the Hurley Group, (owners of this property), own another industrial park and they keep them quite nice. CZEO said this is the site plan application and if we grant approval they would then have to come in and fill out a building permit and meet the requirements of the State, Fire Marshal and Building Official.

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Cathe Sherman, it was unanimously voted to **APPROVE** #19-569 – 1215 Meriden Rd. LLC – Site Plan Application for a 16,650 sq. ft. building for retail stores at 1261 Meriden Rd., with the following conditions: 1) prior to work commencing the letter dated March 18, 2019, from Fire Marshal James Frageau, is addressed and approved by him, 2) Per letter dated March 13, 2019, from CZEO, all recommendations are adhered to. (Copy attached)

NEW BUSINESS

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WEDNESDAY, MARCH 20, 2019
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PAGE 3 of 3**

There was no New Business at this time.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

CZEO said he has received a letter from an Engineer who is going to put a canopy over the building materials at Continental Scrap and they will address the oil/water separator issue also. CZEO said we cannot issue a permit until the property is brought into compliance and the Engineer said he would like to see it be compliant. CZEO said he did send the Engineer what was required to do so.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, 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