

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, JUNE 19, 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 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, Angelo Mastrofrancesco, Ray Mahoney

MEMBERS ABSENT: Chris Edquist, Rich Delpier

ALTERNATES PRESENT: None

ALTERNATES ABSENT: Tim Lagasse, Joe Membrino

ALSO PRESENT: Dave Kalinowski, CZEO

PERMIT APPLICATIONS

1. #19-571 – Thomas McDonald – Special Use Permit for an Antenna Tower at 34 Hillside Drive.

CZEO, Dave Kalinowski, went on to explain how a public hearing works for those that may be here for the first time. He said the application shows where the antenna will go and he does meet the setbacks but our regulations do state you have to show proper screening and the plans do not show that. He also said he went to the property and notice that there are blight issues there that should be addressed prior to approval and the proper screening should also be addressed.

Tom McDonald, the applicant, came forward to ask what proper screening is and the CZEO said it would be fencing or tree berm to screen the antenna. Cathe Sherman asked what a certificate of compliance was and if the special use permit was in lieu of that and CZEO said no the certificate of compliance would be issued only if the special use permit was approved.

Coreen Valentino came forward and asked what kind of tower this would be due to safety or health issues that can be caused by some and CZEO said he understands it is a radio antenna (like CB radio/ham radio). She also asked if the blight issued would still be addressed. CZEO went on to explain what the blight ordinance is and how it works. He said the blight officer would go out to the property and speak to the owner about the blighted property and try to work with them first before having to issue fines. Ms. Valentino asked about property values and CZEO said that is something we cannot make a determination on as people have solar panels, wind towers that some people may see as something that would bring down property values.

Megan Finke came forward and said she has been living there for 4 years and lives behind the

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applicant's property. She has concerns about the blighted property and never made a complaint before but now the applicant's junk has been encroaching onto her property. She said it is a complete eyesore and she sees no reason for a new antenna tower to be installed. She said she had her property surveyed and has put up a fence to stop some of the encroachment. CZEO said the meeting tonight is for the antenna but he would call her to set up time to go onto her property if she is okay with that to see her concerns. She also complained about a shed that is too close to her property line.

Deirdre Faiz come forward and said she has been dealing with the (blight) issue for many years but now it is a problem. She said there are multiple wires and antenna's everywhere. She said there should be some respect for the neighbors. She said she wants to see everything get cleaned up before any thing gets erected there. CZEO said it is his understanding the antennas that are there now will be removed.

Sally and Tom McDonald said the shed is actually a garage and it was on their property when they purchased it. CZEO said we are not here for the garage but if it has been there for 25 years then it is nonconforming. CZEO said he will go out and check the neighbor's property pins and give his opinion as to what could be done. He said that he and the commission members will also go out to check the property before the next meeting. CZEO said we are giving you, (applicant), the opportunity to clean up the property. He said to organize and make the yard presentable and offer screening. Sally McDonald said where the antenna will be going you will not see it from the street and the CZEO said he understands but proper screening means what the neighbors can see so you need to propose what you will do for screening on the property lines.

Chairman Mahoney said we will continue the public hearing on application #19-571 to the July 17, 2019 meeting at 6:30 pm in the Council Chambers.

REGULAR MEETING

At 7:02 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.

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, a 5 minute recess was taken.

Chairman Mahoney called the Regular Meeting back to order at 7:07 p.m.

APPROVAL OF MINUTES

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **APPROVE** the minutes from the May 15, 2019 regular meeting.

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Ray Mahoney 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

- 1. #19-571 Thomas McDonald – Special Use Permit for an Antenna Tower at 34 Hillside Dr.**

Chairman Mahoney said the public hearing on this application was continued to the July 17, 2019 meeting at 6:30 p.m. in the Council Chambers.

NEW BUSINESS

At this time Chairman Mahoney requested to cancel the July 3, 2019 meeting due to anticipated lack of quorum.

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **CANCEL** the July 3, 2019 Planning and Zoning Meeting and the next scheduled meeting will be on July 17, 2019.

- 1. #19-572 Louis & Sharon Ritucci – Resubdivision application for 2 Lots at 90 Old Bound Line Rd.**

CZEO said this is a resubdivision application for 90 Old Bound Line Rd. He said it is a large lot that will be split, keeping the house on one lot and creating an additional lot. He said the applicants requested to schedule the public hearing for the July 17, 2019 meeting.

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **ACCEPT FOR REVIEW** #19-572 Louis & Sharon Ritucci – Resubdivision application for 2 Lots at 90 Old Bound Line and **SCHEDULED** a Public Hearing for July 17, 2019 at 6:30 p.m. in the Council Chambers.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

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There was no discussion on this tonight.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Cathe Sherman, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:12 p.m.

APPROVED:

Raymond Mahoney, Jr., Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission