

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, JULY 17, 2019
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 1 of 4**

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 6:35 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Chris Edquist, Angelo Mastrofrancesco, Rich Delpier, Ray Mahoney

MEMBERS ABSENT: Cathe Sherman

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, said that at the last meeting there were concerns about the property being unsightly. He said he did go over to the site before the meeting and it has been cleaned up but not to his standards. He said there is a camper that is parked in the front yard that would need to be parked in the proper setback area. He said the proposed site for the antenna will be tucked in an area behind the stairs but he did recommend that a fence be put up on the left side of the house for screening.

Tom McDonald came forward and said he would put up a pvc fence instead of a stockade fence. He also said the blight officer was at his house last Sunday and said there were no issues. He said the blight officer said there will be a meeting on July 24th but still did not see any issues.

Deirdre Faiz come forward and said there are many wires and antennas existing there now and wants to be sure they will be coming down and CZEO said they would be. She also said that she just sees a lot of shifting (of junk) not really cleaning up. She said she had a concern about the pool if it should collapse it would send all the water to her property. She also complained about the garbage cans that are left by the road all the time. CZEO said that we are not the blight commission but we are here to try to make sure things are done right. He said we have 65 days to make a decision so the commission will be sure to check the property again before making a decision. He also said the neighbors will have to keep on top of the blight commission if they continue to have concerns. Ms. Faiz voiced concern about what time frame will be given to be sure the fence is up and CZEO said he would suggest the fence be up before a permit is issued.

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, JULY 17, 2019
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 2 of 4**

There were no more comments from the Commission or the public and Chairman Mahoney closed the public hearing on application #19-571 at 6:48 p.m.

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

CZEO said the applicants have decided to subdivide their property into 2 Lots. He said Inland Wetlands has given their approval on the plans submitted. CZEO said he did not have any issues with the plans submitted. Ms. Ritucci said their plan is to just build a small retirement home for themselves. They are not sure if they will sell their existing house at this point in time.

There were no more comments from the Commission or the public and Chairman Mahoney closed the public hearing on application #19-572 at 6:53 p.m.

REGULAR MEETING

At 6:54 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 Angelo Mastrofrancesco, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the June 19, 2019 public hearing and regular meeting.

Chris Edquist 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.

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, JULY 17, 2019
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 3 of 4**

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 closed tonight.

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **TABLE** #19-571 Thomas McDonald – Special Use Permit for an Antenna Tower at 34 Hillside Dr. until we received additional information from Blight and a fence is installed (per plan).

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

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Rich Delpier, it was unanimously voted to **APPROVE** #19-572 Louis & Sharon Ritucci – Resubdivision application for 2 Lots at 90 Old Bound Line Rd. with an effective date of July 22, 2019.

NEW BUSINESS

- 1. #19-573 Dan Wallas – Application for Zone Change at 605 Wolcott Rd. from Residential 30 to General Commercial.**

CZEO said the applicant wants to do a zone change but there are a few things that have to happen. He said it is nonconforming residential lot now and would we be able to approve it as a nonconforming general commercial lot. He also said we have to send this to Council of Governments and he would like to check with the Town Engineer and Town Attorney.

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW** #19-573 Dan Wallas – Application for Zone Change at 605 Wolcott Rd. from Residential 30 to General Commercial with the public hearing to be scheduled at a later date after receiving information from Council of Governments.

At this time CZEO said we received an application for an oversized garage today which requires a public hearing so he asked if the Commission would like to add to agenda so they can schedule the public hearing.

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Rich Delpier, it was unanimously voted to **ADD** to the agenda #19-574 Jeff Roberts – Special Use Permit for a 26' x 30' detached garage at 36 Saddle Rd.

- 2. #19-574 Jeff Roberts – Special Use Permit for a 26' x 30' Detached garage at 36 Saddle Rd.**

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, JULY 17, 2019
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 4 of 4**

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW** #19-574 Jeff Roberts – Special Use Permit for a 26’ x 30’ detached garage at 36 Saddle Rd. and **SCHEDULE** a Public Hearing for August 7, 2019 at 6:30 p.m. in the Council Chambers.

CERTIFIED ZONING ENFORCEMENT OFFICER’S REPORT

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 Rich Delpier, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:02 p.m.

APPROVED:

Raymond Mahoney, Jr., Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission