

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, AUGUST 7, 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.

Vice-Chair Cathe Sherman 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: Chris Edquist, Angelo Mastrofrancesco, Rich Delpier,
Cathe Sherman

MEMBERS ABSENT: Ray Mahoney

ALTERNATES PRESENT: None

ALTERNATES ABSENT: Tim Lagasse, Joe Membrino

ALSO PRESENT: Dave Kalinowski, CZEO

PERMIT APPLICATIONS

- 1. #19-574 – Jeff Roberts – Special Use Permit for a 26' x 30' detached garage at 36 Saddle Rd.**

CZEO, Dave Kalinowski, said the application is for an oversized garage and the regulations require a public hearing for this. He said he looked at the site and the lot is level and there are no issues with the setbacks or coverage or where the garage is proposed. Jeff Roberts said he is looking for the garage for storage of personal vehicles only.

There were no more comments from the Commission or the public and Vice-Chair Sherman closed the public hearing on application #19-574 at 6:34 p.m.

REGULAR MEETING

At 6:35 p.m. Vice-Chair Cathe Sherman 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 Chris Edquist, it was unanimously voted to **APPROVE** the minutes from the July 17, 2019 public hearing and regular meeting.

Cathe Sherman 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.

CZEO, Dave Kalinowski, said there was a public hearing on this application and we were waiting for a response from blight, (but we did not receive one yet), but the applicant did clean up the property. He said they also installed a PVC fence (in one area). He also said that all the other antenna towers and wires will be removed prior to new ones being installed.

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Rich Delpier, it was unanimously voted to **APPROVE** #19-571 Thomas McDonald – Special Use Permit for an Antenna Tower at 34 Hillside Dr. with the conditions that the existing antennas/towers be removed and a one (1) year inspection process (be in place) to ensure there is no added blight to the property.

2. #19-573 Dan Wallas – Application for Zone Change at 605 Wolcott Rd. from Residential 30 to General Commercial.

CZEO, Dave Kalinowski, said there was a house on this property and it was sold and new owner wants to change to General Commercial zone. He said it is a nonconforming residential property now and we sent this to Council of Governments, for their review, but he said we should schedule the public hearing for this.

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Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **SCHEDULE** a Public Hearing on application #19-573 Dan Wallas – for a Zone Change at 605 Wolcott Rd., from Residential 30 to General Commercial for August 21, 2019 at 6:30 p.m. in the Council Chambers.

3. #19-574 Jeff Roberts – Special Use Permit for a 26' x 30' Detached garage at 36 Saddle Rd.

CZEO said we had the public hearing on this tonight and he does not see any issues with this permit.

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

NEW BUSINESS

1. 19-575 Dana Spino – Application for Zone Change at 1660 Wolcott Rd. from Residential 30 & Residential 130 to General Commercial.

CZEO, Dave Kalinowski, said this property is located next to the Rock Star, and everything is General Commercial around this and the applicant is looking to change this property to General Commercial. He said we would need to accept this for review and schedule public hearing.

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW** #19-575 Dana Spino - Zone Change application at 1660 Wolcott Rd. from Residential 30 & Residential 130 to General Commercial and **SCHEDULED** a public hearing for August 21, 2019 at 6:30 p.m. in the Council Chambers.

2. #19-576 One Town Line Rd. LLC – Allstate Tire – Special Use Permit for a Motor Vehicle Limited Repair Garage (C-8c) at 1 Town Line Rd.

CZEO Dave Kalinowski, said this building is the old Perfection Screw off Rte. 69 and new owners are looking to operate a tire repair shop there. He said he sees no issues but we have to schedule a public hearing on this.

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW** #19-576 One Town Line Rd. LLC – Allstate Tire - Special Use Permit for Motor Vehicle Limited Repair Garage at 1 Town Line Rd., and **SCHEDULED** a public hearing for August 21, 2019 at 6:30 p.m. in the Council Chambers.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

CZEO said he did not have anything to discuss tonight. He said the office has been busy with permits and blight complaints and if anyone has any questions for him just call the office.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:47 p.m.

APPROVED:

Raymond Mahoney, Jr., Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission