

**WOLCOTT PLANNING & ZONING  
ORGANIZATIONAL MEETING AND REGULAR MEETING  
WEDNESDAY, MARCH 4, 2020  
TOWN COUNCIL CHAMBERS, 6:15 P.M.  
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**MINUTES**

**ORGANIZATIONAL MEETING**

Mayor Thomas Dunn called the Organizational Meeting to order at 6:15 p.m., with the Pledge of Allegiance. (The following members were present):

**MEMBERS PRESENT:** Chris Edquist, Cathe Sherman, Rich Delpier

**MEMBERS ABSENT:** Ray Mahoney, Angelo Mastrofrancesco (arrived at 6:30 p.m.)

**ALTERNATES PRESENT :** Tim McMurray, Chris Ficeto

**ALTERNATES ABSENT :** Anthony Vitone

**ALSO PRESENT:** Mayor Thomas Dunn, C.Z.E.O., David Kalinowski

**ELECTION OF CHAIRMAN**

Mayor Dunn asked for nominations for Chairman.

Cathe Sherman nominated Ray Mahoney as Chairman and Chris Edquist seconded the nomination.

Mayor Dunn asked three times if there were any other nominations and there were none.

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **CLOSE** nominations for Chairman.

By voice call vote it was unanimously voted to appoint Ray Mahoney as Chairman.

**ELECTION OF VICE-CHAIRMAN**

Mayor Dunn asked for nominations for a Vice-Chair.

Rich Delpier nominated Cathe Sherman as Vice-Chair and Chris Edquist seconded the nomination.

Mayor Dunn asked three times if there were any other nominations and there were none.

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **CLOSE** nominations for Vice-Chair.

By voice call vote it was unanimously voted to appoint Cathe Sherman as Vice-Chair.

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**ELECTION OF SECRETARY**

Vice-Chair Cathe Sherman asked for nominations for a Secretary.

Rich Delpier nominated Angelo Mastrofrancesco as Secretary and Chris Edquist seconded the nomination.

Vice-Chair Cathe Sherman asked three times if there were any other nominations and there were none.

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **CLOSE** nominations for Secretary.

By voice call vote it was unanimously voted to appoint Angelo Mastrofrancesco as Secretary.

**TIME AND PLACE OF REGULAR MEETING**

At this time Vice-Chair Cathe Sherman asked if anyone had an issue with getting here any earlier than 6:30 and it was stated that a few members would have a problem getting here earlier so Vice-Chair Cathe Sherman said the meetings would remain on the first and third Wednesday of the month at 6:30 p.m. in the Council Chambers.

**ADJOURNMENT**

Upon **MOTION** by Cathe Sherman, seconded by Rich Delpier, it was unanimously voted to **ADJOURN** the Organizational Meeting at 6:23 p.m.

**REGULAR MEETING**

Vice-Chair Cathe Sherman called the Regular Meeting to order at 6:30 p.m. with the Pledge of Allegiance and then attendance was taken. (Attendance was the same as listed above under Organizational Meeting except Angelo Mastrofrancesco was present for the Regular Meeting).

**PUBLIC REQUESTS**

Vice-Chair Cathe Sherman stated there were no Public Requests at this time.

**APPROVAL OF MINUTES**

Upon **MOTION** by Rich Delpier, seconded by Chris Edquist, it was unanimously voted to **APPROVE** the minutes from the January 15, 2020 Regular Meeting and the January 23, 2020 Special 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. #20-582 Connecticut Self Storage – Site Plan Application for Storage Facility at 1395 Meriden Rd.**

Dave Kalinowski, CZEO, said he has reviewed the preliminary plans on this and he has no issue with this application. He said they do need to get D.O.T approval once they receive our approval. He said you need to accept the application for review and then we can discuss it.

Upon **MOTION** by Rich Delpier, seconded by Angelo Mastrofrancesco, it was unanimously voted to **ACCEPT FOR REVIEW** #20-582 Connecticut Self Storage – Site Plan Application for Storage Facility at 1395 Meriden Rd.

At this time the recording secretary read into record letter dated 3/2/2020 from I/W Chairman, Mark Garrigus, one dated 3/3/2020 from CZEO, Dave Kalinowski, and one dated 3/4/2020 from Consulting Town Engineer, Mark Possidento. (Copies attached).

Attorney Jim Strub came forward and said he is authorized by the owner to sign any paperwork needed for said property. He thanked the staff for all their help in getting him through the process for this project.

At this time Tim McMurray was seated as a regular member.

James Sakonchick, Professional Eng. and Land Surveyor for Kratzert, Jones & Associates, came forward and said they have done this type of self-storage units all over the area. He said they try to get them on main roads so it is comfortable for everyone, (their customers). He said the property is the old drive-in and it is a good fit for what they are looking to do. He said it is

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10 acres and the 60 feet buffer (that Mark Garrigus, I/W, suggested) kind of coincides with the tree line he shows on the plans. He said the building is really only one story where there will be an operator in the office during business hours. He said it is also gate controlled. He said there are 4 buildings that are conditioned controlled to protect the items inside. He said the new office building will blend in nicely with the other buildings next door to them.

Angelo Mastrofrancesco asked how far in the actual storage units are from the street and Mr. Sakonchick said a couple hundred feet. Cathe Sherman asked about the fencing and Mr. Sakonchick said the back of the units are used for protection and there will be fencing in between the units. CZEO said the property has been vacant for quite some time and this will be good for the town.

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Chris Edquist, it was unanimously voted to **APPROVE** #20-582 Connecticut Self Storage – Site Plan application for a storage facility at 1395 Meriden Road, with the conditions in CZEO, Dave Kalinowski’s letter dated 3/3/2020, (copy attached).

**CERTIFIED ZONING ENFORCEMENT OFFICER’S REPORT**

CZEO said that the D.O.T. turned down the entrance and exit on Rte. 69 for the Dollar General, (corner of North St. and Rte. 69). He said another plan was submitted to D.O.T. that only shows an entrance on Rte. 69 and all exits onto North St. but this will have to come before this Commission again for approval on this change. Cathe Sherman said she has been receiving complaints about the banquet hall in the Zuppa’s plaza. CZEO said they are not supposed to be outside the rental hall and if there are issues, they should call the police department. He said if there are too many people in the hall then the Fire Marshal should get involved.

**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 6:56 p.m.

APPROVED:

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Ray Mahoney, Chairman  
Planning & Zoning Commission

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Edna Henderson, Recording Secretary  
Planning & Zoning Commission