

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, AUGUST 19, 2020
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 1 of 4**

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 6:34 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Rich Delpier, Angelo Mastrofrancesco, Ray Mahoney

MEMBERS ABSENT: Cathe Sherman, Chris Edquist

ALTERNATES PRESENT : None

ALTERNATES ABSENT : Chris Ficeto, Tim McMurray, Anthony Vitone

ALSO PRESENT: David Kalinowski, CZEO

PUBLIC REQUESTS

Jared Kosky came forward in regards to issues with 47 North St. He asked about correspondences that he and other neighbors have sent to the Commission members about these issues. He said a little over 2 years ago came to a meeting to express their concerns and opposition about the zone change for 47 North St. He said that they were told that the operations of the property would be for 7 am to 6 pm Monday thru Friday. He said he is here now because activities of a new tenant begin at 6 pm to 10 or 11:00 pm. He said they have reached out to the owner of the property and were basically told it was his property and he could do what he wants. He also said that the activities are that they open up their bay doors and the noise, lights, sound, etc. comes out and it is long into the nighttime hours and weekends. He said it is a clear blatant disregard to what was set for this property. He said they have contacted the Police Dept and they were looping around the property for a week or two. He said they are not looking for the Commission to do anything more than what has already been set. We are only looking for the owner to abide by the existing conditions that were set when the (zone) change was approved.

APPROVAL OF MINUTES

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the Organizational and Regular Meeting on 3/4/2020.

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the Special Meeting on 6/2/2020.

APPROVAL OF BILLS

Chairman Mahoney said they have already submitted the bills and are waiting for the Town Council.

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. #643 Lafayette Investments – Sign Permit for 524-534 Wolcott Rd.

CZEO Dave Kalinowski said the regulations allow sign size of 36 sq. ft each side, 72 sq. ft total. He said the applicant wants to put up a 6' x 10' sign. CZEO said other businesses have signs larger than what is allowed that were approved previously with a different commission.

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Rich Delpier, it was unanimously voted to **APPROVE** #643 Lafayette Investments – Sign Permit for 524-534 Wolcott Rd.

2. #20-583 Al Voghel – Special Use Permit for a 25' x 32' Detached Garage at 13 Evers Dr.

Chairman Mahoney said it exceeds the 650 sq. footage allowed for detached garages so CZEO said you would need to accept for review and schedule a public hearing.

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW** #20-583 Al Voghel – Special Use Permit for a 25' x 32' detached garage at 13 Evers Drive and **SCHEDULED** a Public Hearing for September 2, 2020 at 6:30 p.m. in the Council Chambers.

3. #20-584 Mayor Dunn – Zoning Text Amendment for Regulation #52.1 regarding appointment of Zoning Enforcement Officer.

Chairman Mahoney said he was looking for a motion to accept for review and forward this information to Council of Governments and to our Consulting Zoning Attorney for review. At

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, AUGUST 19, 2020
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 3 of 4**

this time Town Attorney Brian Tynan came forward and asked who the Consulting Attorney was and CZEO said we belong to the Connecticut Association of Zoning Enforcement Officials and we have an attorney that we could ask questions. Attorney Tynan asked if we have ever done this before and CZEO said yes, maybe 100 times. Attorney Tynan asked if they ever issued a report and CZEO said yes, he answers every question we have asked him. It was stated that his name was Steve Byrne's and Atty Tynan stated as Town Attorney he also advises the Commission so he will write a report also for this application.

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW #20-584** Mayor Dunn – Zoning Text Amendment for Regulation #52.1 regarding appointment of Zoning Enforcement Officer and forward to Council of Governments, Consulting Attorney and Town Attorney Brian Tynan for their comments. (Public Hearing will be scheduled at a later date).

4. #20-585 GAMA Dev. – Special Use Permit for A-13 Assisted and Non-Assisted Elderly Living Facility at 210 Munson Rd.

CZEO said this will be an assisted and non-assisted living facility and it will require review from Consulting Town Engineer and to Fire Marshal, Inland Wetlands, etc. So he said when we schedule a public hearing at a later date, we would have all the information before us from the various departments.

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW #20-585** GAMA Dev. – Special Use Permit for A-13 Assisted and Non-Assisted Elderly Living Facility at 210 Munson Rd. and forward to Consulting Town Engineer and various departments as required.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

CZEO said if anyone has any questions to just call him or the office.

Chairman Mahoney closed the regular meeting at 6:56 p.m.

EXECUTIVE SESSION

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Rich Delpier, it was unanimously voted to **ENTER** into Executive Session at 6:57 p.m. for the purpose of discussing a legal matter, inviting CZEO Dave Kalinowski, and Town Attorney Brian Tynan.

Chairman Mahoney called the regular meeting back to order at 8:35 p.m.

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, AUGUST 19, 2020
TOWN COUNCIL CHAMBERS, 6:30 P.M.
PAGE 4 of 4**

ADJOURNMENT

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Rich Delpier, it was unanimously voted to **ADJOURN** the Regular Meeting at 8:36 p.m.

APPROVED:

Ray Mahoney, Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission