

**WOLCOTT PLANNING & ZONING
REGULAR MEETING
WEDNESDAY, SEPTEMBER 16, 2020
TOWN COUNCIL CHAMBERS, 6:30 P.M.
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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.

Vice-Chair Sherman called the Regular Meeting to order at 6:33 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Chris Edquist, Rich Delpier, Cathe Sherman

MEMBERS ABSENT: Angelo Mastrofrancesco

ALTERNATES PRESENT : None

ALTERNATES ABSENT : Chris Ficeto, Tim McMurray, Anthony Vitone

ALSO PRESENT: David Kalinowski, CZEO

PUBLIC REQUESTS

Amanda Kosky came forward in regards to the issues with 47 North St. She said she is following up on the complaints at 47 North St. She said it has been several months and there has been no resolution. She said she has video of people there at 7:45 pm burning muffler parts. She has video of cars showing up at 11:00 at night and are there 5 minutes then leave, so what is going on there. Vice-Chair Sherman said we have received your letters and videos. Ms. Kosky said from the minutes a few years ago the property is not being used like it is supposed to and they have no respect for the neighbors.

CZEO said a letter has been sent out and the owner is in the audience tonight. He said thru zoning we only have so much power and if it is a noise issue, they can contact the Police Dept. He said thru zoning he cannot shut down a business, he can send letters and there is a process to go thru. He said then it has to go thru the court system. He said the owner is supposed to come in and take out a permit for the use and it will then come thru the commission. He said we will address the hours, the outside noise as far as grinding material, etc.

Donna Lydem came forward and said she has an issue with the Averyll Ave. beach rights property. She said there was a septic system put on Lot 16 (#73) because she had documentation for Lot 17 from Waterbury Superior Court from 2007 that stated structures cannot be built on Lot 17. She said she objects to any structure being built on either Lot 16 or Lot 17. CZEO said we are zoning, not a court, and we do not get involved in court issues.

Mary Rydell came forward and asked if anyone in the Town of Wolcott is connected with the Zoning Board, who is involve in zoning, and that any issue with zoning comes before this

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commission. She said the issue (with Lot 16 & 17) is the zoning issue as far as the septic system.

CZEO said we are zoning and he does not look into anything from the Court system or from Chesprocott. He said we address anything regarding our town zoning regulations. She said they were not made aware that (the owner at 73 Averyll Ave) was repairing the septic system. CZEO said we do not get involved in septic systems and, if it is something we need to address thru zoning then he will send a letter. He said if she has to go thru the court systems then that is what she has to do.

Judy Ouellette came forward and said she agreed with everything that Ms. Kosky said, (re: 47 North St), and that last night it was 10:45 p.m. before the noise had stopped. She said they need to have consideration and they are working on their own cars and, if they are a business, she was told there was a time frame on when they can start and when they stop (working there). She said this is very frustrating and wished the Commission would solve this problem.

APPROVAL OF MINUTES

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **APPROVE** the minutes from the Regular Meeting on 9/2/2020.

APPROVAL OF BILLS

There were no bills for approval at this time.

CORRESPONDENCES

There were no correspondences at this time.

SUBCOMMITTEE REPORTS

Vice-Chair said we have two members on this subcommittee and we are still getting in applications. Chris Edquist said they are at the beginning stages and still accepting applications and will report back to commission as needed.

OLD BUSINESS

- 1. #20-584 Mayor Dunn – Zoning Text Amendment for Regulation #52.1 regarding appointment of Zoning Enforcement Officer.**

CZEO said we have a letter from the Town Attorney, C.O.G and Consulting Attorney so we could schedule the public hearing.

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Upon **MOTION** from Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **SCHEDULE** a Public Hearing on October 7, 2020 at 6:30 p.m. in the Council Chambers for #20-584 Mayor Dunn – Zoning Text Amendment for Regulation #52.1 regarding appointment of Zoning Enforcement Officer.

2. #20-585 GAMA Dev. – Special Use Permit for A-13 Assisted and Non-Assisted Elderly Living Facility at 210 Munson Rd.

CZEO said the Consulting Engineer has the report and has been in conversation with the Engineer for the development and all the information should be before us soon so we can schedule a public hearing on this.

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **SCHEDULE** a public hearing on October 7, 2020 at 6:30 p.m. in the Council Chambers for #20-585 GAMA Dev. – Special Use Permit for A-13 Assisted and Non-Assisted Elderly Living Facility at 210 Munson Rd.

NEW BUSINESS

1. #20-586 – Pal’s Real Estate Holding LLC – Site Plan Application for proposed Medical Building at 504 Wolcott Rd.

CZEO Dave Kalinowski said this is the property located on corner of Rte 69 and Kreger Drive and the property is zoned General Commercial. He said a site plan has been submitted but it needs to be reviewed and forwarded to the Consulting Town Engineer, Fire Marshal, etc.

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW** #20-586 Pal’s Real Estate Holding LLC – Site Plan Application for proposed Medical Building at 504 Wolcott Rd. and forward to Consulting Town Engineer and whoever else may need this.

2. #20-587 – 1215 Meriden Rd LLC (The Hurley Grp) – Site Plan Modification for reduction in parking spaces required.

CZEO Dave Kalinowski said this is the new building on Meriden Rd. and the parking was designed for the new building and old buildings in the back of property. He said the owner stated that the use in the back property only requires 12-15 parking spaces. He said the Commission can approve parking modifications as long as they have the space to add those additional spaces required at any point in time. Steve Trinkaus, Engineer for The Hurley Grp, came forward to explain the site plan modification. He said the DOT is requiring 200 parking spaces in order to have three curb cuts on Meriden Rd. He said they can meet the additional parking to make the 200 spaces needed at any time.

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Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **ACCEPT FOR REVIEW** and **APPROVE** #20-587 – 1215 Meriden Rd. LLC (The Hurley Grp) – Site Plan Modification for reduction in parking spaces required.(See Site Plan with 9/10/2020 Revision Date on file).

3. Appoint new P&Z member to fill vacancy

Vice-Chair Sherman said we have a vacancy now which was created by the Town Council. She went on to say we are supposed to have between 5 and 11 members and we are in a spot right now and need to fill vacancy as soon as possible. She said we need someone who is competent and is hoping someone on the Commission will put forth a name.

A **MOTION** was offered by Rich Delpier, seconded by Chris Edquist to **APPOINT** Ray Mahoney to the vacancy of the Planning and Zoning Commission. A brief discussion followed in which they stated that Ray is knowledgeable of the zoning regulations and with all the things on our plate right now, both current and future, Ray would be an asset.

A Roll Call Vote was taken and it was unanimous 3 Yes, 0 No, to Appoint Ray Mahoney.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

CZEO said he will continue to work with the property owner at 47 North St. to come to a happy conclusion to the issues there. He said (for the neighbors) to continue to call the Police Dept for the noise, and he will talk to the Town Attorney and to the owner to try and resolve the problems.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:05 p.m.

APPROVED:

Cathe Sherman, Vice-Chair
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission