

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, SEPTEMBER 2, 2020
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 6:32 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Cathe Sherman, Chris Edquist, Rich Delpier

MEMBERS ABSENT: Angelo Mastrofrancesco

ALTERNATES PRESENT: None

ALTERNATES ABSENT: Chris Ficeto, Tim McMurray Jr., Anthony Vitone

ALSO PRESENT: David Kalinowski, CZEO

PERMIT APPLICATIONS

- 1. #20-583 Al Voghel – Special Use Permit for a 25' x 32' Detached Garage at 13 Evers Dr.**

CZEO, Dave Kalinowski, said because this structure exceeds 650 sq. ft it requires a public hearing and he has no issues with this application as far as setbacks, etc. Commission members asked if this would be for personal use only and Mr. Voghel said yes and that it would be dropped off on the property and he would have someone construct it on the property.

There were no more comments from the Commission or the public and Vice-Chair Sherman closed the public hearing at 6:37 p.m.

REGULAR MEETING

At 6:38 p.m. Vice-Chair Sherman called the Regular Meeting to order. (Attendance was taken and it was the same as listed above under Public Hearing).

PUBLIC REQUESTS

See below after Subcommittee Reports

APPROVAL OF MINUTES

Upon **MOTION** by Rich Delpier, seconded by Chris Edquist, it was unanimously voted to **APPROVE** the minutes from the August 19, 2020 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

1. Form Subcommittee for review of applicants for ZEO or Deputy ZEO.

Vice-Chair Sherman asked for volunteers for a subcommittee for the review of applications for a ZEO or Deputy ZEO. At this time Chris Edquist and Rich Delpier volunteered to be the subcommittee for this.

PUBLIC REQUESTS

At this time Vice-Chair Sherman put Public Requests back on agenda as people from the public missed her asking if anyone from the public wanted to speak.

Jarod Kosky came forward and stated his concerns again with the activities at 47 North St. He said at the last meeting he inquired about what the Commission knew of the phone calls and emails that were sent regarding the issues and was told they only had 1 comment. He said the activities are still going on at nights and weekends. He said they were here 2 years ago to oppose the zone change on this property but the Commission approved it with conditions. Those conditions were the hours of operations, which was 7 a.m. to 6 p.m. Monday thru Friday and that is not what is happening. He said the police have been called numerous times and citations have been issued. He also said at the meeting in 2018 for the zone change the Commission stated that any new business would have to come in before the Commission for approval and that wasn't done for what is there now, (tinkering on cars, etc). Mr. Kosky said this is a zoning issue with the conditions that were set (and not being followed). He said he is asking the P&Z Commission as to what the next step is and what does this Commission plan on doing with these issues.

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CZEO said he has spoken to the owner of the property and the police have issued a ticket as far as he knows. He said he could send a letter stating they are in violation and they could be fined, which in turn would involve the Town Attorney. He said the owner told him there was no business there, it was his own storage unit. CZEO said he would recommend they continue to call the police with noise issues and he would do a site inspection tonight to see what he finds.

Recording Secretary stated that the emails and pictures she received since May 11, 2020, regarding 47 North St., have been sent to the Commission members and there is confirmation that they did receive them.

Eric Ouellette came forward and stated he was in agreement with Mr. Kosky said and he is further down the road and it never has been louder than now. Vice-Chair Sherman asked if there was a specific day/time that these activities were going and Mr. Ouellette said after 6:00 pm till 11:00 pm or later every day, including weekends.

Judy Ouellette came forward and stated she was also in agreement with what Mr. Kosky said. She said she also has an audio where the noise is loud and makes it impossible to eat outside or enjoy your yard. She said they have called the police and after the police left (the tenants) yelled obscenities to them.

OLD BUSINESS

- 1. #20-583 Al Voghel – Special Use Permit for a 25' x 32' detached garage at 13 Evers Drive.**

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **APPROVE** #20-583 Al Voghel – Special Use Permit for a 25' x 32' detached garage at 13 Evers Drive.

- 2. #20-584 Mayor Dunn – Zoning Text Amendment for Regulation #52.1 regarding appointment of Zoning Enforcement Officer**

Vice-Chair Sherman said thank you to Atty Tynan for his input on this and she is currently waiting for more input from the Consulting Attorney and would request to table this until we receive more information.

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **TABLE** #20-584 Mayor Dunn – Zoning Text Amendment for Regulation #52.1 regarding appointment of Zoning Enforcement Officer (till the next meeting – Sept 16th).

- 3. #20-585 GAMA Dev. – Special Use Permit for A-13 Assisted and Non-Assisted Elderly Living Facility at 210 Munson Rd.**

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CZEO, Dave Kalinowski, said the plans have been submitted and the Consulting Engineer has found some issues with the drainage, (applicant has been informed), and the Fire Marshal has a set of plans also. He said seeing as this is such a large project, he would recommend this be tabled until all the plans / any change of plans have been reviewed.

Upon **MOTION** by Chris Edquist, seconded by Rich Delpier, it was unanimously voted to **TABLE** #20-585 GAMA Dev. – Special Use Permit for A-13 Assisted and Non-Assisted Elderly Living Facility at 210 Munson Rd. (till next meeting – Sept 16th).

NEW BUSINESS

There was no New Business at this time.

CERTIFIED ZONING ENFORCEMENT OFFICER’S REPORT

CZEO said if anyone has any questions to either contact him or Edna.

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 7:10 p.m.

APPROVED:

Cathe Sherman, Vice-Chair
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission