

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING**

February 3, 2015

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Wednesday, February 3, 2015 at 7:00 p.m. in the Wethersfield Town Council Chambers located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut 06109.

1. CALL TO ORDER:

Chairman Roberts called the meeting to order at 7:03 p.m.

1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum):

Vice Chairman Harley called the roll as follows:

Member Name	Present	Absent	Excused
Richard Roberts, Chairman	✓		
Thomas Harley, Vice Chairman	✓		
Antonio Margiotta, Clerk	✓		
James Hughes			✓
George Oickle	✓		
Joseph Hammer			✓
Anthony Homicki	✓		
Angelo Robert Fazzina			✓
Thomas Dean	✓		
Alex Vasel (alternate)	✓		
Leigh Standish (alternate)	✓		
Ryan Allard (alternate)	✓		

Also present were: Peter Gillespie, Town Planner/Economic Development Manager; and Denise Bradley, Assistant Planner

Members of the Public were present.

Chairman Roberts noted at the time of roll call there were five (5) full members and three (3) alternate members in attendance.

2. OLD BUSINESS:

There was no old business discussed during this meeting.

3. NEW BUSINESS:

3.1 PUBLIC HEARING APPLICATION NO. 1851-14-Z 530 Silas Deane Associates LLC Seeking a Special Permit in accordance with Section 5.3 of the Wethersfield Zoning Regulations for outdoor storage container at 530 Silas Deane Highway.

Atty. Richard Case appeared before the Commission regarding this Application along with Sandra Beet. His client is seeking to keep the existing storage bin in the rear of the parking lot which is used to store papers for the business. He noted the container is against the existing fence but not on the property line which is only a foot or two (2') east of the fence and they plan to move the container to maintain the five (5') foot zoning setback. There is some screening along the Silas Deane Highway where Cross Automotive LLC blocks the view from traffic. The view from Deerfield Road is buffered by extensive

vegetation from CL&P property. He indicated they are asking for approval with the condition of meeting the five (5') foot zoning setback.

Chairman Roberts inquired and Atty. Case indicated there is adequate parking for the property and with the storage bin in place they went from eighty-six (86) to eighty-four (84) spaces.

Commissioner Oickle noted prior to the appointment of a Zoning Enforcement Officer in 2014, zoning enforcement was lacking and most were brought up by complaint. He agreed the view is hidden but noted some aesthetic issues with the container being rusted. He would like a newer container but noted it would not guarantee approval.

Commissioner Margiotta inquired and Atty. Case indicated the paperwork must be stored on site because it is necessary for the business.

Commissioner Standish inquired and Ms. Beet indicated there are vacancies in the building which are being used to store some of the more current records but the volume is still too high for all record storage. Commissioner Standish noted external storage is not permitted by the Zoning Regulations and questioned flammability. Atty. Case indicated the metal container was not flammable.

Commissioner Dean inquired and Ms. Beet indicated they grew as a result of a change in the market and could not have foreseen the need for this much storage space in their many years of operation.

Discussion ensued over building an addition to the existing space and whether it was feasible.

The Applicant indicated they would be willing to paint the container and that its location next to the necessary dumpsters made it less obvious.

Commissioner Margiotta inquired and Atty. Case indicated it would be too costly to make changes to the record retention and move everything to computers.

Commissioner Oickle noted the precedent being set if the Commission was to allow this trailer to remain.

Commissioner Standish noted the trailer sticks out and is visible from the Silas Deane Highway and from Town Hall.

Commissioner Vassel inquired as to the size of the trailer. Atty. Case was unsure.

Commissioner Homicki inquired and Mr. Gillespie indicated there have been no recent complaints regarding this property. He indicated that a resident from Deerfield Road came to his office and stated that this time of year, with no leaves on the trees, he can see the trailer and would like screening if approved. He also noted there is a flood zone to rear of the property but the trailer is not in the flood zone.

Commissioner Oickle noted similar trailers at the Marshalls plaza.

Chairman Roberts noted that screening a metal container in the middle of a parking lot was not feasible.

Atty. Case indicated they were ok with moving the trailer closer to the building.

Vice Chairman Harley inquired and Atty. Case indicated Ms. Beet would not be opposed to having a time frame and return period in which to begin transferring to a paperless storage system, but stressed their need to access these records in the meantime.

Chairman Roberts inquired and Ms. Beet indicated they have a 10 year retention period for records.

Commissioner Standish inquired and Ms. Beet indicated that alternative options have not been considered at this point because there hasn't been a need but they will begin to research now.

Commissioner Allard inquired and the Applicant indicated that physical copies are not required, they just need access to the records and nothing is digital at the moment.

Commissioner Roberts inquired and Atty. Case indicated it was convenient to have the records on site but not a requirement.

Commissioner Oickle inquired and Mr. Gillespie indicated the Commission has allowed on site storage such as prefabricated accessory buildings and there is excess parking on the site.

Atty. Case indicated a preference to continue the hearing rather than denying it. Mr. Gillespie noted the Application could remain open for one (1) month and no Property Maintenance fines would accrue in that time.

Commissioner Dean inquired and Atty. Case indicated they would like Commission to delay their decision for one month.

Motion: Commissioner Standish made a motion to Table the Public Hearing regarding **APPLICATION NO. 1851-14-Z 530 Silas Deane Associates LLC** Seeking a Special Permit in accordance with Section 5.3 of the Wethersfield Zoning Regulations for outdoor storage container at 530 Silas Deane Highway.

Second: Commissioner Dean seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Homicki, Dean, Vasel, Standish, Allard;

Nay: None;

Vote: 9-0.

Application Tabled.

3.2 PUBLIC HEARING APPLICATION NO. 1853-15-Z Winding Brook Turf Farm Seeking a Special Permit in accordance with Sections 6.10 (Earth Removal & Filling) and 3.6 (Accessory Buildings & Structures) of the Wethersfield Zoning Regulations for the addition of topsoil for land improvements and to construct a barn for seed storage at 240 Griswold Road.

Jonathan Morgan appeared before the Commission regarding this Application. He indicated that he performed necessary land improvements for a possible building lot and the property has been graded and seeded.

Commissioner Oickle inquired and Mr. Morgan indicated the grade was reasonably level but could be changed. The fill was free so he took advantage and graded the property to prevent erosion. He indicated the neighbors have no problem with the property and its proposed additions. There is a tree

belt adjacent to the neighbors and he plans to add more trees along the street. Mr. Morgan presented the Commission with renditions of the proposed barn to be used for seed storage indicating it would be locked and sealed for protection of the seeds.

Chairman Roberts inquired and Mr. Morgan indicated the barn would be placed six (6') feet off the property line. Typically farm accessory buildings are required to be fifty (50') feet from the property line but he wishes to have the barn close to their office for access and security.

Commissioner Oickle inquired and Mr. Morgan indicated they would not be selling seeds.

Commissioner Homicki inquired and Mr. Morgan indicated there would be not water and sewer hook-ups to the barn but it will have electricity and will be placed on a slab.

Vice Chairman Harley inquired and Mr. Morgan indicated this location would be the easiest for them as the rear has traffic and is not as secure.

Commissioner Oickle inquired and Mr. Morgan indicated he has spoken to the neighbors and the barn would act as a buffer for any noises coming from the shop.

Commissioner Allard inquired and Mr. Morgan indicated the existing tree line would remain.

Commissioner Margiotta inquired and Mr. Morgan indicated the second floor of the barn would be used as storage space.

Commissioner Vasel inquired and Mr. Gillespie indicated the town does not regulate fill that is associated with a building permit and non-building fill is limited to 100 cubic yards.

Bruce Johnston, 300 Griswold Road appeared before the Commission to speak in favor of this Application. He indicated the lot has been filled up to grade and overall there has been improvement in the appearance.

Vice Chairman Harley indicated his concern that the immediate neighbor was not present.

Abigail Ambruso, 108 Highland Street, appeared before the Commission and spoke favorably of this Application. She also indicated she'd spoken to the neighbor, Peter Kalousdian, 154 Griswold Road, who also spoke positively of the work being done.

Commissioner Standish noted that if neighbors were concerned they would have attended the meeting.

Commissioner Homicki inquired and Mr. Gillespie indicated the Applicant is asking for relief from the regulations regarding four (4) items; the size is in excess of the 200 sq. ft maximum, the number of accessory structures exceeds regulations, the height of the structure is in excess of the eighteen (18') foot maximum at twenty-four (24') feet, and the location of the structure is not typical for a farm property but this is a residential zone. Mr. Gillespie also noted they had wetlands approval for erosion and sediment control.

Motion: Vice Chairman Harley made a motion to close the Public Hearing regarding **APPLICATION NO. 1853-15-Z Winding Brook Turf Farm** Seeking a Special Permit in accordance with Sections 6.10 (Earth Removal & Filling) and 3.6 (Accessory Buildings & Structures) of the Wethersfield Zoning Regulations for the addition of topsoil for land improvements and to construct a barn for seed storage at 240 Griswold Road.

Second: Commissioner Dean seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Homicki, Dean, Vasel, Standish, Allard;

Nay: None;

Vote: 9-0.

Motion: Commissioner Homicki made a motion to approve **APPLICATION NO. 1853-15-Z Winding Brook Turf Farm** Seeking a Special Permit in accordance with Sections 6.10 (Earth Removal & Filling) and 3.6 (Accessory Buildings & Structures) of the Wethersfield Zoning Regulations for the addition of topsoil for land improvements and to construct a barn for seed storage at 240 Griswold Road with the following waivers:

1. Size
2. Number of accessory structures
3. Height
4. Location
5. Erosion and Sedimentation control to the approval of Inland Wetlands

Second: Commissioner Standish seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Homicki, Dean, Vasel, Standish, Allard;

Nay: None;

Vote: 9-0.

Application Approved with Stipulations.

3.3 PUBLIC HEARING APPLICATION NO. 1854-15-Z Buy Rite Liquor Seeking a Special Permit in accordance with Section 5.8 of the Wethersfield Zoning Regulations to expand an existing liquor store at 798-810 Silas Deane Highway.

Sam Shaw, owner of Buy Rite Liquors appeared before the Commission regarding this Application. He wishes to expand his store into the space next door which was previously a hair salon.

Chairman Roberts noted this will add an additional eight hundred eighty-two (882) sq. ft. of space.

Commissioner Oickle inquired and Mr. Gillespie indicated he has encouraged the property owner to apply for façade improvements.

Vice Chairman Harley inquired and Mr. Gillespie indicated parking would be adequate.

Commissioner Oickle inquired and the Applicant indicated pavement may be fixed in the future.

Commissioner Homicki inquired and Mr. Shaw indicated he currently has three (3) employees and plans to add a few more with the expansion.

Mr. Shaw indicated the space will mainly be for storage.

Motion: Commissioner Standish made a motion to close **APPLICATION NO. 1854-15-Z Buy Rite Liquor** Seeking a Special Permit in accordance with Section 5.8 of the Wethersfield Zoning Regulations to expand an existing liquor store at 798-810 Silas Deane Highway.

Second: Commissioner Allard seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Homicki, Dean, Vasel, Standish, Allard;

Nay: None;

Vote: 9-0.

Motion: Vice Chairman Harley made a motion to approve **APPLICATION NO. 1854-15-Z Buy Rite Liquor** Seeking a Special Permit in accordance with Section 5.8 of the Wethersfield Zoning Regulations to expand an existing liquor store at 798-810 Silas Deane Highway.

Second: Commissioner Oickle seconded the motion.

Discussion:

Commissioner Dean indicated this would be a 24.3% expansion in the size of business operations and an increase in employees would be beneficial to the community.

Aye: Roberts, Harley, Margiotta, Oickle, Homicki, Dean, Vasel, Standish, Allard;

Nay: None;

Vote: 9-0.

Application Approved.

4. OTHER BUSINESS:

There were no matters of Other Business discussed during this Meeting.

5. MINUTES – January 6, 2014. Planning & Zoning Commission Meeting Minutes

Motion: Commissioner Oickle motioned to approve the January 6, 2014 minutes.

Second: Commissioner Standish seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Vasel, Standish, Allard;

Nay: None;

Abs: Dean, Homicki

Vote: 7-0.

Minutes for the January 21, 2014 meeting approved.

5.2 MINUTES – January 21, 2014. Planning & Zoning Commission Meeting Minutes

Motion: Commissioner Oickle motioned to table the January 21, 2014 minutes.

Second: Vice Chairman Harley seconded the motion.

Commissioner Oickle noted page 7, line 8 “hem” should read “them”.

Aye: Roberts, Harley, Oickle, Dean, Vasel, Standish;

Nay: None;

Abs: Margiotta, Homicki, Allard;

Vote: 6-0.

Minutes for the January 21, 2014 meeting approved as corrected.

6. STAFF REPORTS:

Mr. Gillespie mentioned the meeting notes from Church and Main Street intersection with drawings noting those improvements will come to the Commission. The Town is hoping to have a final design by spring 2015

Mr. Gillespie noted the correspondence from Stonegate Dr. regarding the issues discussed in the previous meeting.

Mr. Gillespie indicated the meeting scheduled for February 18, 2015 may be canceled due to lack of applicants. He also noted a desire from the Town Manager to meet with all Commissions regarding the implementation of the Plan of Conservation and Development.

Chairman Roberts inquired and Mr. Gillespie indicated the date for the CFPZA Annual Conference is March 26, 2015.

7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING:

There were no public comments made at this meeting regarding general matters of planning and zoning.

8. CORRESPONDENCE:

There were no items of correspondence discussed at this meeting.

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:

There were no pending applications discussed at this meeting.

10. ADJOURNMENT:

Motion: Commissioner Oickle motioned to adjourn the meeting at 8:45 pm.

Second: Commissioner Homicki seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Homicki, Dean, Vasel, Standish, Allard;

Nay: None;

Vote: 9-0.

Meeting adjourned.

Respectfully submitted,
Lindsay Schmitt, Recording Secretary