

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

**April 7, 2015**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, April 7, 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 7:04 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: Jeff Bridges, Town Manager  
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 eight (8) full members and two (2) alternate members in attendance.

**2. OLD BUSINESS:**

There was no old business discussed at this meeting.

**3. NEW BUSINESS:**

**3.1 PUBLIC HEARING APPLICATION NO. 1853-15-Z Carlos Couto** seeking a resubdivision in accordance with subsection 143-20 of the Wethersfield Subdivision Regulations for the creation of one (1) building lot at 330 Middletown Avenue.

**3.2 PUBLIC HEARING APPLICATION NO.1854-15-Z Carlos Couto** seeking a Special Permit in accordance with Section 3.9 of the Wethersfield Zoning Regulations for a rear lot at 330 Middletown Avenue.

The above matters are being heard simultaneously but will be voted upon separately.

Atty. Peter Alter appeared on behalf of this Application along with Kevin Johnson, of Close, Jensen & Miller. Atty. Alter indicated they are seeking approval of a one (1) lot resubdivision as well as a special permit for a rear

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lot. He described the 7.9 acre parcel with 21.3 ft. of frontage on Middletown Avenue as a remnant of a subdivision created in 1961. Ten lots were approved and developed; the rear parcel left undesignated but with an access way at the southerly portion of property. The property was donated to a church and presented to the Zoning Board of Appeals (ZBA) to be used as soccer field with driveway and parking lot but the project was never built. It was then presented to the Commission which did not act favorably on the recommendation of a two (2) family house. The Applicant has received a variance from ZBA regarding the frontage and driveway access, approval from the Inland Wetlands & Watercourse Commission to build within the 100 year flood zone, a Certificate of Appropriateness from the Historic District Commission (HDC) to install a fence on the property and administrative approval from the HDC for driveway width within the Historic District.

Commissioner Oickle asked for clarification on driveway pavement width and Atty. Alter obliged.

Atty. Alter indicated the parcel exists due to prior subdivision. Because it was not numbered as a separate lot the Town considers this a resubdivision and Mr. Gillespie concurred.

Commissioner Oickle noted the Applicant is not moving lines just creating new lot.

Mr. Kevin Johnson walked the Commission through a site plan for the rear lot. The Applicant is proposing a single family house with 3 car garage and a turnaround area to prevent the need for backing down the driveway as well as adequate turnaround access for fire department through use of grass pavers. Mr. Johnson indicated they spoke with the Fire Marshal and he issued a memo stating this plan would meet his requirements. Extensive grading will elevate the home from the 100 year flood plain and grading will not affect existing houses along Middletown Avenue. Water will drain towards wetlands to the east and all utilities will be subsurface and are awaiting final approval from the MDC.

Commissioner Oickle inquired and Mr. Johnson indicated they are not redirecting storm drainage. They will be using multiple forms of erosion control during construction with erosion control fabrics on fill slopes, hay bales and silt fence around the perimeter as well as two (2) seed mixtures for the lawn around the home allowing for low maintenance and minimal mowing.

Chairman Roberts inquired and Mr. Johnson indicated the front lot houses are located approximately one hundred fifty (150') feet away from the proposed new home.

Commissioner Homicki inquired and Atty. Alter indicated the fence would span the full length of the property along Middletown Avenue. Commissioner Homicki inquired and Mr. Johnson indicated utilities will be underground and the grinder pump for sanitary water is still pending final approval.

Commissioner Oickle inquired and Mr. Johnson indicated there will be no loss of flood storage due to equal cuts and fills.

Commissioner Fazzina inquired and Mr. Johnson indicated the nearest fire hydrant is four hundred eighty (480') feet away and within the required five hundred (500') foot regulation and has been reviewed by the Fire Marshal. Commissioner Fazzina inquired and Mr. Johnson indicated the pump location will likely be external but is not finalized.

Commissioner Oickle inquired and Mr. Gillespie indicated the ZBA determined there was a sufficient hardship for a variance. Commissioner Oickle inquired and Atty. Alter indicated there will be twelve (12') and eleven (11') feet on either side of the driveway to the edge of the right of way.

Commissioner Margiotta inquired and Atty. Alter indicated the Applicant has had discussions with neighbors regarding screening along the driveway.

Chairman Roberts noted significant vegetation or a fence would draw more attention to the driveway.

Vice Chairman Harley inquired and Atty. Alter indicated they received approval to erect a six (6') foot wooden fence the entire length of the property along the ten (10) neighboring lots.

Commissioner Dean inquired and Atty. Alter indicated they are not mandated to install the fence but approval was sought to establish a property line to deter neighbors from disposing of debris and encroaching on the property.

Commissioner Fazzina inquired and Atty. Alter clarified which lots on map would be affected by the fencing.

Chairman Roberts inquired and Mr. Gillespie indicated the Special Permit Regulations apply to A zones and this property consists of three (3) zones.

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Commissioner Homicki inquired and Mr. Gillespie indicated there would be several conditions for rear lots which could be discussed at the appropriate time in the hearing.

Andrew Joseph of 496 Main Street spoke in favor of the Application.

Angelo Aglieco owner of 316-318 Middletown Avenue spoke in favor of this Application but voiced concern about runoff and damage to vegetative root systems beyond the developed areas which may negatively impact existing homes.

Mr. Johnson indicated the house will be lower in elevation in relation to all other houses and storm runoff will drain away from existing homes. During construction full erosion controls will be in place.

Commissioner Oickle inquired and Mr. Johnson indicated the home is proposed slab on grade and will be 2' higher than 100 yr flood elevation.

Vice Chairman Harley inquired and Atty. Alter indicated there are no substantial trees on the property, mostly scrub brush and they are not prepared to say they will not be removing existing landscaping.

Commissioner Homicki inquired and Mr. Johnson indicated a steady grade of about ten (10') feet from the foundation.

**Motion:** Commissioner Vice Chairman Harley made a motion to close **APPLICATION NO. 1853-15-Z Carlos Couto** seeking a resubdivision in accordance with subsection 143-20 of the Wethersfield Subdivision Regulations for the creation of one (1) building lot at 330 Middletown Avenue and **APPLICATION NO.1854-15-Z Carlos Couto** seeking a Special Permit in accordance with Section 3.9 of the Wethersfield Zoning Regulations for a rear lot at 330 Middletown Avenue.

**Second:** Commissioner Homicki seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Homicki, Fazzina, Dean, Allard;

Nay: None;

Abs: Standish;

Vote: 9-0.

**Motion:** Commissioner Vice Chairman Harley made a motion to approve **APPLICATION NO. 1853-15-Z Carlos Couto** seeking a resubdivision in accordance with subsection 143-20 of the Wethersfield Subdivision Regulations for the creation of one (1) building lot at 330 Middletown Avenue.

**Second:** Commissioner Homicki seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Homicki, Fazzina, Dean, Allard;

Nay: None;

Abs: Standish;

Vote: 9-0.

**Motion:** Commissioner made a motion to approve **APPLICATION NO.1854-15-Z Carlos Couto** seeking a Special Permit in accordance with Section 3.9 of the Wethersfield Zoning Regulations for a rear lot at 330 Middletown Avenue with the following conditions:

1. A landscape maintenance agreement and restrictive deed covenant shall be filed on the Town

- Land Records to insure that the property owner maintains the access strip for adequate emergency vehicle access.
2. The Town street entrance to the rear lot shall be posted with a house number identification sign with numbers at least six (6") inches high.
  3. Prior to the filing of these plans on the Land Records the Town will require the filing of an individual plot plan for each lot with the Engineering Department.
  4. A fence, as approved by the Historic District Commission, shall be required to screen the first three (3) neighboring properties to the north of the driveway.

**Second:** Commissioner Homicki seconded the motion.

Discussion:

Mr. Gillespie mentioned his memo and suggested the number two (2) condition be modified to include a Restrictive Deed Covenant. He noted Mike Turner's comments regarding the grinder pump details and indicated that could be handled by Town staff during the permitting process.

Vice Chairman Harley indicated a preference to require the fence along the entire eastern limit.

Discussion ensued regarding landscaping.

Vice Chairman Harley indicated a preference to require fencing to screen the first three (3) houses,

Commissioner Dean inquired and Mr. Gillespie indicated the fence appears to be permeable to allow drainage of surface water into the wetlands area.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Homicki, Fazzina, Dean, Allard;

Nay: None;

Abs: Standish;

Vote: 9-0.

**3.3 PUBLIC HEARING APPLICATION NO.1855-15-Z Drs. Maher Kasabji & Zorica Englehardt** seeking a Special Permit in accordance with Section 3.5.2 of the Wethersfield Zoning Regulations to amend Application No. 1575-07-Z for a home occupation (dental office) at 365 Maple Street.

Maher Kasabji and Zorica Englehardt appeared on behalf of this Application. They are both licensed dentists in the state of Connecticut and are in the process of purchasing the property at 365 Maple Street. This will be their primary residence and they wish to re-establish the use of the lower level as a dental practice.

Chairman Roberts inquired and Mr. Kasabji indicated the hours will be Monday – Friday 8am – 6pm and some weekend hours. They will have 2-3 employees to help with procedures and book appointments and this would be considered a satellite location to their existing practice in Enfield.

Commissioner Oickle inquired and Mr. Kasabji indicated the previous users of this site had two (2) approved employees, he would like three (3). He also intends to perform some general upkeep with the property.

Commissioner Oickle inquired and Mr. Gillespie indicated the property meets parking requirements with fifteen (15) spaces although they will need to be marked to meet the Town handicap regulations.

Commissioner Oickle noted the current spaces are not marked and there are potential visibility issues at the entrance/exit.

Commissioner Fazzina inquired and Mr. Kasabji indicated the infrastructure is already in place and the equipment would be updated. He indicated biohazard material is taken away by specialty contracted companies and the health department would come out to inspect once the business was ready to open then yearly for x-ray equipment. The lab services are sent to outside facilities.

Commissioner Oickle inquired and Mr. Gillespie indicated the neighbors were notified and he received some phone calls but no letters regarding this Application.

Commissioner Homicki inquired and Mr. Kasabji indicated the size of the occupation will be sufficient for now. Signage will be similar in size to existing.

Commissioner Oickle inquired and Mr. Gillespie indicated home occupations do not qualify for signage assistance.

Commissioner Dean inquired and Mr. Gillespie indicated there has been no traffic study but parking is adequately addressed.

Commissioner Homicki inquired and Mr. Gillespie commented on his memos.

Commissioner Margiotta inquired and Mr. Kasabji indicated the employees will only be present when they themselves are there.

**Motion:** Commissioner Vice Chairman Harley made a motion to close **APPLICATION NO.1855-15-Z Drs. Maher Kasabji & Zorica Englehardt** seeking a Special Permit in accordance with Section 3.5.2 of the Wethersfield Zoning Regulations to amend Application No. 1575-07-Z for a home occupation (dental office) at 365 Maple Street.

**Second:** Commissioner Dean seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Homicki, Fazzina, Dean, Allard;

Nay: None;

Abs: Standish;

Vote: 9-0.

**Motion:** Commissioner Vice Chairman Harley made a motion to approve **APPLICATION NO.1855-15-Z Drs. Maher Kasabji & Zorica Englehardt** seeking a Special Permit in accordance with Section 3.5.2 of the Wethersfield Zoning Regulations to amend Application No. 1575-07-Z for a home occupation (dental office) at 365 Maple Street with the following stipulations:

1. Lot shall be striped to improve ADA compliance as approved by Town staff.
2. The home occupation shall be allowed three (3) employees.
3. Clients will be permitted at the dwelling.
4. Hours of operation shall be 8am – 6pm six (6) days a week.

**Second:** Commissioner Homicki seconded the motion.

**Discussion:**

Commissioner Dean inquired and Chairman Roberts indicated the older permissions were by variance, and then more recently by Special Permit.

Mr. Gillespie indicated in 2007 the Special Permit stipulated two (2) employees and the July 23, 1963 decision contained no conditions.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Homicki, Fazzina, Dean, Allard;

Nay: None;

Abs: Standish;

Vote: 9-0.

**3.4 PUBLIC HEARING APPLICATION NO.1857-15-Z Lucas Kyriakos** seeking a Special Permit to renew applications 1700-10-Z & 1723-10-Z for outdoor dining, music and entertainment at 222 Main Street (Lucky Lou's).

Atty. Fatima Lobo Appeared before the Commission regarding this Application. Mr. Kyriakos (owner) is requesting a five (5) year extension to allow for outdoor music at Lucky Lou's. The hours would remain the same at Sunday - Thursday until 10pm and Friday. Atty. Lobo indicated Lucky Lou's serves as an anchor for the Historic District and the music is enjoyed by patrons and passers by. She described various aspects of decibel levels to the Commission nothing that in three (3) years there have only been 7 notable incidents.

Commissioner Oickle inquired and Atty. Lobo indicated the recorded decibel levels can be influenced by all existing noises with 80% of the complaints resulting on non-violations.

The Commissioners went into discussion about noise complaints.

Commissioner Homicki noted Mr. Kyriakos has contracted with outside companies in the past but has indicated he will handle the responsibility himself going forward.

Commissioner Oickle noted there is no shrubbery as was required in the previous stipulations.

Mr. Kyriakos mentioned several houses in the immediate vicinity that are in support of his application. He indicated 36 Marsh Street at the primary complainant.

Commissioner Oickle indicated he was unable to see the house at 36 Marsh Street through the trees from the rear parking lot.

Mr. Kyriakos indicated he is waiting on completion of an ADA compliant ramp and will need to get approval from the Historic District Commission for screening on the side. With upwards of 150 patrons and 30 employees he feels it is difficult to keep the decibels at or below 55 and when police have come out they've measured it at 38 decibels. He has stopped the music at 10:30 because the police department was unaware of the Special Permit allowing him to play until 11pm.

Commissioner Fazzina inquired and Mr. Kyriakos indicated decibel levels have all been measured in different locations. Commissioner Fazzina inquired and Mr. Kyriakos indicated he has measured at the property line near the complainant's house and the levels have been within legal limits. He believes there is echoing off the buildings on either side. He indicated the constant police activity has impacted his business causing patrons to leave early. He noted he often has wedding parties of one hundred (100) people come from the Webb Barn and their noise along with the music doesn't exceed the decibels.

Chairman Roberts noted the discussion of decibels is irrelevant as the Commission does not enforce the Noise Ordinance; they simply vote on the allowance of an activity.

Mr. Kyriakos has spoken to police chief. Atty. Lobo indicated the music is not heavy or loud but intended for dining conversations.

Vice Chairman Harley noted the request is to extend the existing permit for five (5) years, the only difference being who is in control of the music. He questioned whether the Commission should restrict the hours or days.

More discussion ensued over the volume of the music.

Commissioner Homicki inquired and Mr. Kyriakos indicated he has done extensive repairs and renovations to the interior. He is currently focusing on the exterior with the ADA ramp and parking lot and would like the leeway to have music any night of the week although he does not intend to do so every night.

Mr. Gillespie noted the Town is paying for the installation of a handicap ramp.

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Commissioner Homicki inquired and Mr. Kyriakos indicated DFX Entertainment was handling the music in the past but he will be in control from now on.

Commissioner Oickle inquired and Mr. Kyriakos indicated he does not wish to increase or change the hours.

Atty. Lobo indicated seasonal landscaping is being done until the shrubbery can be worked out. Mr. Kyriakos would also like to install an irrigation system.

Marc Apostolides, a professional musician who plays at Lucky Lou's, spoke in favor of this Application. He indicated he's been a musician for over 20 years and is aware he is there to enhance the environment, not overpower the dining atmosphere - he can hear conversations that are going on as he plays. He noted that when he plugs his guitar into the PA system it will make a loud but temporary noise if comes out too quick.

Rick Doran, 223 Main Street, spoke in favor of this Application. As the neighbor directly across from Lucky Lou's he does not feel the noise is too loud, rather it enhances the community.

Andrew Joseph, 496 Main Street, spoke in favor of this Application. He grew up in Old Wethersfield and returned last year because he enjoys the atmosphere. His mother is in her late 70's and enjoys the patio as well.

Maria Sipala, 36 Marsh Street, spoke unfavorably of this Application. She bought her house twenty (20) years ago in what she felt was a quiet setting. She indicated the restaurant has added value to the area but feels the music is too much. She has had discussions with Mr. Gillespie and the Chief of Police. She indicated Mr. Kyriakos asked her to call or text him if she felt the music was too loud and she did so immediately. She sends her daughter to the library to study and feels the music levels are not reasonable for Old Wethersfield. If the permit is extended, she wishes the Commission will do so unamplified.

Commissioner Oickle inquired and Ms. Sipala indicated she only has a four (4') foot picket fence along that side with a stockade fence on the other side as well as some shrubbery.

Commissioner Dean inquired and Ms. Sipala indicated she has measured sound at her property line but has not tracked the noise over time to look for patterns. Commissioner Dean inquired and Ms. Sipala indicated her house is over 250 years old and has minimal insulation. She does not wish to install window air conditioning units as she doesn't feel they look appropriate on a historic house. Commissioner Dean suggested she look into updating her insulation to help with both noise and temperature in the home.

Peter Alter, trustee and owner of 26-28 Marsh Street and 223 Main Street, spoke unfavorably of the Application. He indicated a problem retaining tenants due to the noises next door which has had an economic impact on his properties. He noted shrubbery has not been put in place since it was required three (3) years ago and does not feel he should have to put in new shrubbery on his own property to buffer the noise. He also feels 11pm is too late.

Cindy Hughes, 14 Meggat Park, spoke in favor of this Application. She indicated she is familiar with the surrounding properties and when the trees were removed along the property line at Lucky Lou's it was because branches were dropping on cars in the parking lot and the intention was there to replace them. She indicated past tenants of 26-28 Marsh Street have had issues with the noise but they have since moved on and the current tenants, whom she is friendly with, enjoy the entertainment. She noted the continued improvement in landscaping serves to benefit the Town and suggested if the tenants did in fact have issues with the noise, they made no effort to write letters or attend the meeting to voice their concern.

Mr. Kyriakos indicated he had no control over trees that were not replaced but was glad to have it as a condition of approval. He does not wish for hours to be restricted as people come out later in the summertime.

Commissioner Oickle indicated he would like to table the Application and have Town staff come back with suggestions and to allow for more correspondence to come in.

Commissioner Homicki indicated he would like to hear input from neighbors to alleviate issues. He inquired and Mr. Kyriakos indicated he does not wish to move to acoustic music from pleasing the public. He noted this is the time of year when he needs to schedule his entertainment and would like an answer tonight rather than be tabled.

There was discussion about arborvitaes.

Mr. Gillespie indicated that plantings were a condition but not specific to arborvitaes.

Vice Chairman Harley indicated he would like to see shrubbery implemented where the other landscaping was but Mr. Gillespie noted the noise needs to be addressed at the source.

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Commissioner Fazzina made a suggestion to Mr. Kyriakos to look into sound control damping for temporary outside use. Mr. Kyriakos agreed to that idea noting his business is weather related and too many restrictions puts a hardship on the business.

Commissioner Allard noted that landscaping does nothing to buffer noise and while it's a nice attempt to mitigate the issue, it is not the solution.

Commissioner Homicki suggested the Commission consider a shorter time frame for approval in the interest of moving forward without impeding this seasons business.

Commissioner Allard agreed a shorter term may be more favorable to making necessary changes.

Commissioner Dean noted this Application created less controversy than the original application indicating that things have quieted down and the business is more accepted in the community. He feels the business has made a great contribution to Old Wethersfield as opposed to a detrimental impact and would support the full five (5) years as requested.

Commissioner Standish indicated amplified sound can travel and he has heard bands from his home on Hartford Avenue. He is not satisfied with the proposed plantings.

Vice Chairman Harley indicated he is ok with approving a temporary permit to get Mr. Kyriakos through the season.

Commissioner Oickle doesn't agree with Commissioner Dean. He feels a temporary approval is ok but wants Town staff to work on issues.

Mr. Kyriakos voiced concern over having to return and the costs and time associated with said return. He feels the complaints have stemmed from one person and he should not be penalized if he is not in violation. With his new role managing the music he is confident he can reduce the issues further.

Commissioner Homicki noted multiple businesses have failed in this location. Mr. Kyriakos agreed and indicated he feels the music keeps people longer and increases profits.

Discussion ensued regarding sound levels.

Commissioner Homicki indicated the number of meetings will not impact the business overall and the Commission needs to decide if they can trust the owner's word to make changes without involving Town staff for mediation.

Andrew Joseph appeared before the Commission again, noting if the music can be heard by neighbors several streets away the room should be full of people complaining yet that is not the case.

Ms. Hughes indicated the Webb Barn hosts weddings all summer long, with bands and DJ's, and they are surrounded by three (3) residential streets. The Keeney Center also hosts music for the public on their front lawn making it hard to discern where the noise is truly coming from.

Will Philbrick, 642 Maple Street, spoke unfavorably of the Application. He feels the music drowns out conversations and cannot be compared to other venues in town. He does not feel it is a hardship for Mr. Kyriakos to have to return for renewal.

**Motion:** Commissioner Oickle made a motion to close **APPLICATION NO.1857-15-Z Lucas Kyriakos** seeking a Special Permit to renew applications 1700-10-Z & 1723-10-Z for outdoor dining, music and entertainment at 222 Main Street (Lucky Lou's).

**Second:** Commissioner Allard seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Homicki, Fazzina, Dean, Allard;

Nay: None;

Abs: Standish;

Vote: 9-0.

**Motion:** Commissioner Oickle made a motion to approve **APPLICATION NO.1857-15-Z Lucas Kyriakos** seeking a Special Permit to renew applications 1700-10-Z & 1723-10-Z for outdoor dining, music and entertainment at 222 Main Street (Lucky Lou's) with the following stipulations:

1. The outdoor music/entertainment permit is for eight (8) months and is subject to renewal upon expiration of 12/1/15;
2. The outdoor music/entertainment must conclude at 10:00 p.m. on Sunday through Thursday;
3. The outdoor music/entertainment must conclude at 11:00 p.m. on Friday and Saturday;
4. Applicant is subject to and must comply with all applicable Town noise ordinances;
5. Upon the 10/31/15, the Application fee of Two Hundred Eighty (\$280.00) Dollars is waived and Applicant is to assume fees associated with notice of any re-application;
6. Applicant shall work with Town Staff and neighbors to implement additional sound attenuating techniques to further address noise issues

**Second:** Commissioner Homicki seconded the motion.

**Discussion:**

Commissioner Homicki inquired and Mr. Gillespie indicated the season runs through October so six (6) months is reasonable.

Chairman Roberts suggested the Commission take the stipulations from the previous approval and work from there.

The Commission went into discussion on stipulations.

Commissioner Homicki noted it would take longer than six (6) months to get through the full season to November. He encouraged Mr. Kyriako to apply early when the time comes.

Chairman Roberts would like a better timeframe for the Application next time.

Discussion ensued.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Homicki, Fazzina, Dean, Allard;

Nay: None;

Abs: Standish;

Vote: 9-0.

**4. OTHER BUSINESS:**

**4.1** Executive Session – Pending Litigation

The Commissioners went into an Executive Session.

**5. MINUTES – March 17, 2015. Planning & Zoning Commission Meeting Minutes**

**Motion:** Commissioner Oickle motioned to approve the March 17, 2015 minutes.

**Second:** Commissioner Homicki seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Fazzina, Dean, Allard;

Nay: None;

Abs: Homicki, Standish;

Vote: 8-0.

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**6. STAFF REPORTS:**

There were no reports made by Staff.

**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:**

**9.1 PUBLIC HEARING APPLICATION NO. 1858-15-Z Frederick E. Bannon, Sr.** seeking a Special Permit in accordance with Section 3.5.3 of the Wethersfield Zoning Regulations for the use of an accessory apartment at 335 Nott Street.

**9.2 PUBLIC HEARING APPLICATION NO. 1859-15-Z Rosario D'Agostino** seeking a Special Permit in accordance with Section 10.1.C of the Wethersfield Zoning Regulations for an amendment to Application No. 1834-14-Z to modify Condition #1 at 565 Wolcott Hill Road.

**10. ADJOURNMENT:**

**Motion:** Vice Chairman Harley motioned to adjourn the meeting at 11:20pm.

**Second:** Commissioner Allard seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Homicki, Fazzina, Dean, Allard;

Nay: None;

Abs: Standish;

**Vote: 9-0.**

Meeting adjourned.

Respectfully submitted,  
Lindsay Schmitt, Recording Secretary