

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

August 4, 2015

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, August 4, 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 | ✓ | | |
| Thomas Dean | ✓ | | |
| Ryan Allard | ✓ | | |
| Leigh Standish (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 eight (8) full members and one (1) alternate member in attendance.

2. OLD BUSINESS:

There was no old business discussed at this meeting.

3. NEW BUSINESS:

3.1 PUBLIC HEARING APPLICATION NO. 1873-15-Z Ana M. Pabellon seeking a Special Permit in accordance with Section 5.2.E.2. of the Wethersfield Zoning Regulations for a used car dealership with outdoor sales and storage at 1652 Berlin Turnpike. ---CONTINUED FROM 7/21/15.

Atty. John Harvey appeared before the Commission regarding this Application. He presented a certificate from the realtor that the underground tanks were removed in 1988 as well as clarified ownership of the rear parcel to be under Shree Swami LLC. His client has made changes to the survey indicating they will be removing the concrete island and repaving the entire parking lot. They have applied with the State to park over the State Line but indicated they must resolve the issue with Planning and Zoning before the State will grant them permission. They will also need permission from the State to pave on State property. The current plan shows twenty-five (25) parking spaces – Atty. Harvey

indicated his client needs eighteen (18) cars on the lot to be successful and all will be parked on his property.

Chairman Roberts inquired and Atty. Harvey indicated it was his understanding that the Department of Transportation (DOT) will not act on their application until a decision has been made by PZC. If they receive permission from the DOT, they will return to the Commission.

Vice Chairman Harley clarified the permitting process for the DOT.

Atty. Harvey addressed correspondence from a neighbor concerning traffic. He reminded the Commission the hours of operation will be 9am to 7pm when there is less morning traffic on the Berlin Turnpike than peak hours and the bulk of the business will occur after 4pm on weekdays. He noted this is a low intense use versus some other proposals for this site. The complaints about junk outside are being addressed by continued cleanup and reassurance that it will not reoccur with this business. His client is committed to the property, has been painting and performing clean-up already as well as trying to renegotiate his lease for a longer term.

Commissioner Dean inquired and Mr. Pabellon indicated the outdoor tanks were not included on records of previously removed tanks but will be taken out.

Commissioner Margiotta inquired and Atty. Harvey indicated excess snow storage can be removed if need be but in a typical winter there is sufficient space to keep driveways clear and they will not push snow onto the DOT property to maintain sightlines at the intersection

Commissioner Dean inquired and Mr. Pabellon indicated the State requires that all cars be serviced and drivable before they are made available for sale and all repairs will be done at his Enfield location.

Vice Chairman Harley inquired and Atty. Harvey indicated he did not notice a difference in the plans presented at this meeting vs. last meeting. Mr. Pabellon indicated they've agreed to re-pave and remove the island as well as install new fencing. Mr. Gillespie indicated these plans are the same as presented last meeting.

Chairman Roberts questioned landscaping requirements and Atty. Harvey indicated current plans for landscaping are to install grass only to avoid sightline issues.

Mr. Gillespie indicated the lot coverage of 25% open space has been met. The mature trees in back will be maintained and the repaving of the parking lot creates an opportunity for the Applicant to create new greenspace by shifting spaces and creating small islands for snow storage. He indicated this is something that can be worked on with Staff noting that while they may not comply with all the landscaping requirements it will bring them into greater compliance than they are currently.

Commissioner Oickle inquired and Atty. Harvey indicated a Subway restaurant or insurance office would create more traffic than what's being proposed. He indicated the driveway to the rear of the building is part of the parcel to the rear and under different ownership.

Commissioner Homicki inquired and Mr. Pabellon indicated he's operated his business in Enfield for two (2) years. The property was dilapidated but is now newly landscaped with a ten (10) car garage in the rear for repair work. Commissioner Homicki expressed concern for setting precedence after reading

through regulations from neighboring Towns which had been put together by Mr. Gillespie. He noted Wethersfield does not permit the outdoor sale of cars.

Atty. Harvey indicated the ZBA felt inclined to grant the variance under the provision that this was similar to other permitted uses in the RC (Regional Commercial) zone. He stated indoor sale doesn't serve a purpose; Chairman Roberts responded the use is therefore prohibited.

Commissioner Oickle commented it's been this way for 40+ years, but Atty. Harvey insisted there is a need because residents are going to towns such as Berlin to fill the need.

Commissioner Oickle inquired and Commissioner Homicki indicated it is a stagnant building – the use would add value to the property but feels there are other uses which would generate more revenue for the Town.

Commissioner Oickle noted the Applicant is putting forth a better proposal for use with the repaving of the lot and extended lease. He inquired and Atty. Harvey indicated there are plenty of restrictions which can be set by the Commission in approving this Application which will bring about quality use of the property.

Commissioner Standish inquired and Atty. Harvey indicated his clients are renegotiating their lease due to the long term commitment involved with paving.

Commissioner Allard inquired and Mr. Pabellon indicated all vehicles brought in for sale will be high end. He indicated Enfield has restrictions on the number of vehicles he is allowed to keep there. Commissioner Allard noted the Enfield location looks a bit like a game of Tetris with no set parking spaces for vehicles.

Commissioner Hammer inquired and Mr. Pabellon indicated all vehicles will be newer, 2006 and up with an average price point of \$10,000 and going as low as \$5,000.

Commissioner Margiotta inquired and Mr. Pabellon indicated he will be applying for signage approval though he primarily advertises through magazines and online.

Vice Chairman Harley inquired and Mr. Gillespie indicated the Commission can stipulate no streamers, pendants or banners.

Vice Chairman Harley and Chairman Roberts discussed the setting of precedence and changing the regulations for the future.

Mark St. Pierre, 182 Clearfield Road, spoke in favor of this application. He noted the Applicant is seeking to make improvements to the property which will benefit the Berlin Turnpike as a whole which he finds to be appalling in Wethersfield in terms of commercial development.

Chairman Roberts read through the plan review comments from Staff. He also read a letter from Christopher Kennedy, 129 Mohawk Lane, in opposition of this Application due to increased traffic, crime and environmental impact. Mr. Gillespie indicated there was no input from the police department.

Mr. Gillespie indicated the following conditions to be considered by the Commission:

1. Existing portable drums and tires shall be removed from the site.
2. Any hazardous materials stored on site shall be subject to prior review by the Fire Marshal.
3. An encroachment permit shall be obtained from the Department of Transportation prior to work within the State Right of Way.
4. The existing paved lot shall be patched using the same cross section of pavement as extension of proposed parking area.
5. Branches on mature trees shall be trimmed as necessary to accommodate vehicle clearance and light penetration.
6. This permit shall be effective for a set timeframe before expiring.
7. Limit number of vehicles to twenty (20).
8. The outside storage of inoperable motor vehicles, tires, debris is prohibited.
9. There shall be no banners, flags or pendants displayed on the property at any time.
10. All vehicle repairs must be performed indoors.
11. The business hours shall be Monday – Saturday, 9:00AM – 7:00 PM.
12. Work with Staff on landscaping and snow storage.
13. Submit revised plans showing compliance with all conditions subject to approval by Staff.

Atty. Harvey indicated his client has no problem with any of the conditions.

Mr. Gillespie clarified the number of cars for Commissioner Hammer.

Commissioner Hammer questioned the two (2) year duration. He also requested adding ‘vehicles’ to the condition restricting banners to make the language crystal clear.

Commissioner Hammer inquired and Mr. Gillespie indicated it is not difficult to obtain an encroachment permit from DOT but the plans submitted will have all cars parked within the leased property and not the State Right of Way.

Commissioner Hammer inquired and Mr. Pabellon indicated the outdoor lighting will be on timers and remain on all night for security purposes. Mr. Gillespie noted lighting is required to be full cutoff.

Commissioner Standish noted there are only three (3) lights on the plan so it’s not extensive.

Commissioner Homicki inquired and Mr. Gillespie indicated a second access point would require an amendment.

There was discussion of the variance approval by the ZBA and potential to change the regulations in the future.

Commissioner Dean defined storage noting the ZBA must have been convinced the concept of storage didn’t include the outdoor display of vehicles for sale. Chairman Roberts commented that no one has asked about this regulation before noting that Pop’s Exhaust did get permission to sell the occasional car indoors.

Vice Chairman Harley clarified the numbers proposed for conditions.

Motion: Commissioner Dean made a motion to close **APPLICATION NO. 1873-15-Z Ana M. Pabellon** seeking a Special Permit in accordance with Section 5.2.E.2. of the Wethersfield Zoning

Regulations for a used car dealership with outdoor sales and storage at 1652 Berlin Turnpike.---
CONTINUED FROM 7/21/15.

Second: Commissioner Oickle seconded the motion.

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

Nay: none;

Vote: 9-0.

There was discussion about making a decision based on what was presented in the Public Hearing.

Motion: Vice Chairman Harley made a motion to approve **APPLICATION NO. 1873-15-Z Ana M. Pabellon** seeking a Special Permit in accordance with Section 5.2.E.2. of the Wethersfield Zoning Regulations for a used car dealership with outdoor sales and storage at 1652 Berlin Turnpike subject to the following conditions:

1. Existing portable drums and tires shall be removed from the site.
2. Any hazardous materials plan to be submitted to and approved by the Fire Marshal.
3. An encroachment permit shall be obtained from the Department of Transportation prior to work within the State Right of Way.
4. The entire parking lot shall be repaved with a cross section of the paving detail shall be added to the site plan for Town approval.
5. Branches on mature trees shall be trimmed as necessary to accommodate vehicle clearance and light penetration.
6. This permit shall be effective for a period of two (2) years expiring August 1, 2017.
7. There shall be no more than twenty (20) vehicles displayed for sale at any time.
8. There shall be no outside storage of inoperable motor vehicles or motor vehicle parts.
9. There shall be no streamers, banners, or pendants displayed on the lot, structures or vehicles.
10. All vehicle repairs must be performed indoors.
11. The business hours shall be Monday – Saturday, 9:00AM – 7:00 PM.
12. Work with Staff on adequate landscaping islands within parking lot and snow storage as part of overall repavement project.
13. Submit revised plans showing compliance with all conditions subject to approval by Staff.

Second: Commissioner Dean seconded the motion.

Discussion:

Commissioner Oickle questioned the timeframe of two (2) years for the special permit.

Vice Chairman Harley inquired and Mr. Gillespie indicated all previous staff comments from himself and the Town Engineer have been resolved.

Commissioner Dean inquired and Chairman Roberts suggested the following be added to condition number eight (8): the display of outdoor vehicles shall consist solely of vehicles that are fully and mechanically equipped for operation under their own power upon the public highways.

Commissioner Allard would like to see the addition of curb stops as a condition of the parking lot

upgrades.

Vice Chairman Harley and Commissioner Dean accepted these changes in the motion.

Commissioner Oickle commented used car lots have never been allowed in 40 years and is not in favor of this Application.

Commissioner Homicki commented he appreciates the comments from Mr. St. Pierre as well as the letter from Mr. Kennedy. He noted the property has been sitting vacant for decades but indicated he would have liked input from the Police Department and DOT. He complimented the Applicant for changes that have been made though he is not convinced this is the right use.

Commissioner Dean doesn't feel they have a valid basis for denial of this Application. He is concerned about traffic but feels the use is preferable to leaving the property vacant. Commissaire Dean indicated a 'fait accompli' (an accomplished deed) by the ZBA determination which makes this a permissible use. He noted this is an opportunity for the Commission to address and revisit the current zoning regulations.

Vice Chairman Harley is in agreement with Commissioner Dean and feels that the two (2) year duration of the special permit will allow the Commission to talk about it again.

Commissioner Hammer feels it has been a problematic site over years noting this proposal brings positive and active use to the property.

Commissioner Standish feels they will be setting precedence but because of the variance granted by the ZBA the Commission is faced with a fait accompli and presents a dilemma in which he feels the Commission must vote to approve the use.

Chairman Roberts is also in agreement with Commissioner Dean but noted that unless a use involves no vehicles coming and going, every use will have a traffic risk.

Aye: Harley, Margiotta, Hammer, Dean, Allard, Standish;

Nay: Roberts, Oickle, Homicki;

Vote: 6-3.

3.2 PUBLIC HEARING APPLICATION NO. 1874-15-Z Carl & Diane Maratta seeking a Special Permit in accordance with Section 3.5.3 of the Wethersfield Zoning Regulations for an accessory apartment at 192 Clearfield Road.

Carl Maratta, 64 Brooklyn Terrace in Newington, CT, spoke on behalf of this Application. He indicated his wife currently runs a daycare out of their home in Newington. They are seeking to construct an addition in the rear of the home at 192 Clearfield Road as an accessory dwelling for their son and grandchildren.

Commissioner Homicki inquired and Mr. Maratta indicated all staff concerns can be satisfied. Commissioner Homicki inquired and Mr. Gillespie indicated the structure meets all setbacks and

sidelines; the application seems to be complete and is similar to the previous application for accessory apartment in a single family.

Commissioner Oickle noted a conflict between renderings and proposed interior layout. Mr. Maratta indicated there will be breezeway from the garage to access the addition. Commissioner Oickle questioned whether the regulations state there must be a common entryway.

Commissioner Homicki inquired and Mr. Gillespie indicated section 3.5.3.c.3 of the Wethersfield Zoning Regulations states the accessory apartment can be accessible from the principle dwelling through a permanently enclosed breezeway.

Commissioner Oickle noted this has been a derelict house for long time. He expressed concern for the Applicant buying the home and renting to multiple families.

Mr. Gillespie indicated they will be required to file an annual affidavit requiring that it remain a residential unit.

Vice Chairman Harley inquired and Mr. Gillespie indicated it has been past practice to follow up on these accessory apartments in a few years' time.

Commissioner Allard noted the homeowner is required to live at the property in one portion of the dwelling and can rent the other.

Commissioner Standish inquired and Mr. Gillespie stated this will not be considered a two-family; it is a single family with an in-law apartment.

Commissioner Oickle inquired and Mr. Gillespie indicated the homeowner must live in one unit, but can rent other, for now the Applicant has indicated it will be his son.

Commissioner Dean indicated the requirement for permit renewal gives the Commission more control.

Commissioner Oickle inquired and Mr. Maratta indicated the breezeway will be approximately 10 feet x 6 feet.

Commissioner Oickle inquired and Mr. Gillespie indicated the regulations do not detail the connection to the accessory and Mr. Maratta indicated it will have the same look as the main house.

Commissioner Margiotta inquired and Mr. Maratta indicated the structure will have a loft with stairs, one (1) bedroom, and no basement and will be approximately the same height of the house at eighteen (18') feet tall. He also stated there will be no daycare facility at the house.

Commissioner Oickle inquired and Mr. Maratta indicated he would like to complete construction before the fall when they plan to put in the grass.

Vice Chairman Harley echoed there is no continuity between renderings and the site plan.

Memos from Mr. Gillespie siting Staff comments will be addressed during the permitting process.

Mark St. Pierre, 182 Clearfield Road, spoke in favor of this Application. He feels the work that's been done has already improved the property values all around.

Chairman Roberts read memos from Mr. Gillespie, Ms. Bradley and Mike Turner, Town Engineer, with clean-up items. He read a letter from William and Judith Snelling of 172 Clearfield Road, and one from Maureen Richardson of 192 Clearfield Road, both opposed to this Application.

Commissioner Homicki inquired and Mr. Gillespie indicated air conditioning units have different regulations for distance and can be placed as close as five (5') feet from the property line.

Commissioner Oickle indicated he's talked to several neighbors who were concerned with this proposal.

Motion: Vice Chairman Harley made a motion to close **APPLICATION NO. 1874-15-Z Carl & Diane Maratta** seeking a Special Permit in accordance with Section 3.5.3 of the Wethersfield Zoning Regulations for an accessory apartment at 192 Clearfield Road.

Second: Commissioner Homicki seconded the motion.

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

Nay: none;

Vote: 9-0.

Motion: Commissioner Homicki made a motion to approve **APPLICATION NO. 1874-15-Z Carl & Diane Maratta** seeking a Special Permit in accordance with Section 3.5.3 of the Wethersfield Zoning Regulations for an accessory apartment at 192 Clearfield Road with the following conditions:

1. Applicant shall address all comments in the July 29, 2015 memorandums from Town Engineer Mike Turner and Town Planner Peter Gillespie and the August 3, 2015 memorandum from Fire Marshal Anthony Dignoti.
2. The Applicants shall submit a sworn, notarized, Affidavit regarding the issue of owner occupancy (Occupancy Verification Statement), which is to be provided every three (3) years for the duration of the apartment.

Second: Commissioner Oickle seconded the motion.

Vice Chairman Harley feels three (3) years is too short of a time frame for renewal and suggested five (5) years instead.

Commissioners Homicki and Oickle accepted this change in the motion.

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

Nay: none;

Vote: 9-0.

3.3 PUBLIC HEARING APPLICATION NO. 1875-15-Z John Kocur seeking a Site Plan and Design Review in accordance with Section 5.2 of the Wethersfield Zoning Regulations for a sit down & take out restaurant at 282-284 Silas Deane Highway.

John Kocur, John Kocur and Sons Enterprise LLC and owner/operator of The Cove Deli, appeared on behalf of this Application.

Chairman Roberts inquired and Mr. Gillespie indicated they had come to the Commission previously for a Pre-Application Hearing.

Commissioner Oickle inquired and Ms. Bradley indicated the Applicant has not yet gone to the Design Review Committee.

Mr. Gillespie noted they will have to apply for a façade improvement loan before going to the Design Review Committee.

Commissioner Oickle inquired and Mr. Kocur indicated they received approval from Inland Wetlands for parking in the rear. There is a single driveway for entrance/exit to the left of the building and they will be reconstructing a handicap ramp going to the front entrance and one handicap parking space.

Commissioner Oickle inquired and Mr. Gillespie indicated the Applicant has chosen to take advantage of the regulation allowing for compact car parking. Compact parking stalls cannot occupy more than 25% of the overall spaces.

Mr. Kocur indicated the garage was demolished for safety reasons and to make room for additional parking. They plan to install new siding, windows and shrubbery on the property. The front porch will be expanded and connect with the handicap ramp and there is ample room along the side of the hose plantings along the driveway.

Chairman Roberts read through staff comments from July 30, 2015 regarding lighting, code requirements and signage.

Commissioner Oickle inquired and Mr. Gillespie indicated the double driveway for this use will likely have more traffic compared to others in the area but it has been successful.

Commissioner Allard noted the last compact parking space will have cars driving over the dissipater.

Motion: Vice Chairman Harley made a motion to approve **APPLICATION NO. 1875-15-Z John Kocur** seeking a Site Plan and Design Review in accordance with Section 5.2 of the Wethersfield Zoning Regulations for a sit down & take out restaurant at 282-284 Silas Deane Highway with the following conditions:

1. The north driveway shall be posted as a Fire Lane.
2. Drafting errors from Inland Wetlands Commission Approval shall be addressed and corrected.
3. Landscaping calculations shall be added to the site plan to demonstrate compliance with Section 6.1 (Landscape Requirements) of the Wethersfield Zoning Regulations.
4. Any lighting proposed shall be in accordance with Section 6.7 (Outdoor Lighting) of the Wethersfield Zoning Regulations and be full cut-off light fixtures.

Second: Commissioner Oickle seconded the motion.

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

Nay: none;

Vote: 9-0.

4. OTHER BUSINESS:

4.1 Pre-Application Review – Wells Road and Berlin Turnpike.

Katherine Williams Kane, one of three owners of a parcel of land with frontage on Wells Road and an exit ramp along the Berlin Turnpike, appeared before the Commission.

She indicated having had the property on the market for 20 years with no serious interest. They've recently turned to O, R & L Commercial Real Estate Brokerage in Rocky Hill for suggestions on current market sales and they have indicated rental apartments and assisted living to be the best use options. Ms. Kane has read through documents from the Town indicating a preference for multi-unit residential and elderly housing. The property is currently zoned RC (Regional Commercial) and to accommodate the density it would need to be changed to SRD (Special Residential Development). She presented the Commission with a concept of what the site could handle noting there would be developmental problems between the wetlands and the grade changes from Wells Road to the Berlin Turnpike. She indicated having dual zones would allow for multiples uses. The conceptual plans showed two (2) buildings, one being 81,000 s.f. residential building with 110 parking spaces, the other being a 7,000 s.f. retail building with 33 parking spaces on lower portion of the property. She noted there are other SRD properties in the area but no immediate abutters are zoned for SRD.

Chairman Roberts indicated a need for more entrances to the property noting the nearby driveway on Progress Drive and proximity to the highway ramp poses an issue with traffic if only one access point. He noted the use would be appropriate in town but has concerns for public safety indicating the only proposed access is through the flood plain. Ms. Kane inquired and Chairman Roberts indicated the Commission would like to see input from the DOT regarding accessibility.

Commissioner Dean noted conditions were likely set by DOT for Progress Drive when the CREC School was built.

Commissioner Oickle indicated the access point is too close to the existing traffic light on Wells Road to install a light for this property.

Commissioner Dean inquired and Ms. Kane indicated she was unsure market rate housing would be possible in this location due to the cost of developing the property. She hopes to find a developer who can come back to the Commission with full plans and a proposal for the property.

Commissioner Standish inquired and Ms. Kane indicated the property owners to the south have no interest in partnering and have been looking into retail options for their property but they would not be agreeable to allowing access through their parcel.

Commissioner Allard is concerned having access along the Berlin Turnpike will pose an issue with traffic trying to cut across the exit ramp to stay on the Turnpike.

There was discussion about the potential widening of Progress Drive.

Ms. Kane noted the means of egress are inherent issues with the property. Mr. Gillespie indicated she could get permission from Inland Wetlands to bridge the wetlands if she could demonstrate no other feasible or prudent alternatives exist and it could be argued that there is only way in and out of the site. He suggested they would want to stay below the threshold of disturbing wetlands which would require

them to go through the Army Corps of Engineers. He noted much of the runoff comes from the highway.

Commissioner Oickle inquired and Ms. Kane indicated the conceptual drawings show a 50-60 foot difference in height from the highway putting them below the upper level. She indicated if such a plan was to move forward they would plant a large buffer of plantings to make it visually appealing.

Commissioner Allard noted the location would create a natural noise buffer if it is built below the highway level.

Joseph Brackle, one of the original buyers of the property in 1980, very steep, light for egress, landlocked if can't get out of property

Commissioner Homicki feels the 81,000 s.f. of apartments is ambitious and aggressive but understands the market will dictate how they proceed. He suggested Ms. Kane go back to her broker to what other options exist.

Commissioner Oickle praised Commissioner Homicki. He also noted he would like to see more elderly housing in Town.

Chairman Roberts stated plans for elderly housing have not come through in the past when proposed.

Commissioner Hammer suggested Ms. Kane seek out comparative traffic impacts of 55 and over communities versus assisted living or mixed use and go from there.

Commissioner Allard stated there are existing traffic studies for the area.

Commissioner Dean indicated they would be open to any reasonable solution.

Commissioner Hammer suggested comparing commute times in peak versus off peak hours for each possible use.

5. MINUTES – July 21, 2015

Motion: Vice Chairman Harley made a motion to approve the Minutes of July 21, 2015.

Second: Commissioner Homicki seconded the motion.

Aye: Roberts, Harley, Homicki, Dean, Allard;

Nay: none;

Abs: Margiotta, Oickle, Hammer, Standish;

Vote: 5-0.

6. STAFF REPORTS:

Mr. Gillespie indicated the Town is close to hiring a new Zoning Enforcement/Property Maintenance Officer. A Certificate of Occupancy has been issued for the new ear, nose & throat facility next to Mila Fabric and the Wethersfield Diner is nearing final inspection. He noted there has been no activity at 565 Wolcott Hill Road in spite of the approaching October 1, 2015 deadline for completion.

Nominations and voting will occur next meeting for Election of Officers.

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 to be heard at future meetings.

10. ADJOURNMENT:

Motion: Commissioner Homicki motioned to adjourn the meeting at 10:25 pm.

Second: Commissioner Dean seconded the motion.

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

Nay: none;

Vote: 9-0.

Meeting adjourned.

Respectfully submitted,
Lindsay Schmitt, Recording Secretary