

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

October 6, 2015

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, October 6, 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 7:01 p.m.

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

Clerk Margiotta 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) members in attendance. Commissioner Hammer arrived following roll call.

2. OLD BUSINESS:

There was no old business discussed at this meeting.

3. NEW BUSINESS:

3.1 Annual Organizational Meeting of the Planning and Zoning Commission.

Vice Chairman Harley motioned to move Agenda Item 3.1 Annual Organizational Meeting of the Planning and Zoning Commission for after Agenda Item 6 Staff Report; Commissioner Hughes seconded and all were in favor.

3.2 PUBLIC HEARING APPLICATION NO. 1878-15-Z Wingfoot Commercial Tire Systems, LLC dba Goodyear Commercial Tire & Service Centers seeking a Special Permit in accordance with Section 5.7 (Public Garages and Filling Stations) to amend Application No. 1849-14-Z for a motor vehicle repair license at 1024 Silas Deane Hwy.

Bobby Kirk, manager of construction for Wingfoot appeared on behalf of this Application. He indicated the original stipulation was for them to recap the parking lot and all of their contractors have recommended they rebase the lot. He indicated that they are now considering an expansion to the building to add service bays and for repairs. They have hired an engineering firm to prepare a plan and they will need to look into the wetlands issues before they move forward.

Chairman Roberts inquired and Mr. Kirk indicated they are seeking extensions for stipulations 1, 4 & 9-12. The fence around the tire storage area has not yet been removed and will be part of larger project. Mr. Kirk indicated they will be ready to present plans by May though the timeframe will depend upon the various meetings they must attend in order to move forward.

Commissioner Oickle inquired and Mr. Kirk indicated they have a goal of 12 months for full project completion.

Chairman Roberts inquired and Mr. Kirk indicated they will be ready to submit plans by May.

Vice Chairman Harley inquired and Mr. Gillespie clarified the submission would be into Town within 60 days and approvals anticipated by May.

Commissioner Dean inquired and Mr. Kirk indicated they have two (2) site plans drafted in case they do not receive approval from wetlands and will be ready to present one to the Commission in the near future.

PUBLIC COMMENTS:

There was no public comment for this Application.

Motion: Vice Chairman Harley made a motion to close the hearing on **APPLICATION NO. 1878-15-Z** Wingfoot Commercial Tire Systems, LLC dba Goodyear Commercial Tire & Service Centers Seeking a Special Permit in accordance with Section 5.7 (Public Garages and Filling Stations) to amend Application No. 1849-14-Z for a motor vehicle repair license at 1024 Silas Deane Hwy.

Second: Commissioner Hughes seconded the motion.

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

Nay: none;

Vote: 9-0.

Public Hearing Closed.

Motion: Vice Chairman Harley made a motion to approve **APPLICATION NO. 1878-15-Z** Wingfoot Commercial Tire Systems, LLC dba Goodyear Commercial Tire & Service Centers Seeking a Special Permit in accordance with Section 5.7 (Public Garages and Filling Stations) to amend Application No. 1849-14-Z for a motor vehicle repair license at 1024 Silas Deane Hwy to allow for an extension until May 31, 2016 on the following conditions:

1. Parking lot shall be resurfaced or capped.
2. Fencing surrounding the tire storage area shall be replaced.
3. Parking lot shall be re-stripped once the lot is resurfaced or capped.
4. Dumpsters shall be screened.
5. All vehicle repairs will be performed within the building and not on the exterior.
6. Fenced area shall either be removed or repaired.

Second: Commissioner Standish seconded the motion.

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

Nay: none;

Vote: 9-0.

3.3 APPLICATION NO. 1879-15-Z Jay Belanger seeking approval for a temporary sign at 1285 Silas Deane Highway.

Marissa Larose, representing Jay Belanger Financial Services, appeared before the Commission seeking to display a storefront banner for a period of eight (8) weeks during the open enrollment.

Chairman Roberts inquired and Ms. Larose indicated the banner is approximately 2'x12'.

Commissioner Hammer inquired and Mr. Gillespie indicated that through the approval of a zoning permit a business can display temporary signs for thirty (30) days without applying to Planning & Zoning but the power of extension lies with the Commission, not the Zoning Enforcement Officer.

Vice Chairman Harley inquired and Mr. Gillespie clarified this use only allows for thirty (30) days with the option of the Commission to allow more time.

Commissioner Oickle inquired and Mr. Gillespie indicated this is the first application of its kind.

Commissioner Oickle doesn't want other businesses to start requesting extensions. Mr. Belanger insisted they are a unique business in Goff Brook Shops and do not plan for banners any other time except during open enrollment - which also coincides with individual enrollment. They service both types of plans and have been doing so for 20 years and they are utilized by the Town Social Services for referrals. Commissioner Oickle inquired and Mr. Belanger indicated many of their clientele don't have email or cell phones and mail can be overwhelming and the banner serves to grab their attention.

Commissioner Standish inquired and Mr. Belanger indicated the picture of the banner from last year is the same banner they are proposing to hang this year.

Chairman Roberts inquired and Mr. Belanger indicated they would seek approval for the same eight (8) week timeframe in the future.

Vice Chairman Harley noted this application opens the door for others seeking banners and questioned what criteria would make this ok.

Commissioner Dean expressed similar concern. He noted the demographics of the Town in combination with the necessity of healthcare coverage make this an important social need.

Chairman Roberts inquired and Mr. Gillespie indicated the thirty (30) days is applicable once a year.

Motion: Vice Chairman Harley made a motion to approve **APPLICATION NO. 1879-15-Z** Jay Belanger to display a temporary banner for more than 30 days from October 15, 2015 to December 7, 2015.

Second: Commissioner Dean seconded the motion.

Discussion:

Commissioner Oickle doesn't see the need for a banner.

Chairman Roberts noted most patrons will go early but the banner is a reminder for those running behind.

Commissioner Standish mentioned two other businesses in Wethersfield that perform this service and assumed the businesses maintain contact with their clients. Mr. Belanger commented not all seniors have brokers and because most procrastinate, the largest enrollment numbers are in the last week.

Aye: ;

Nay: ls, go (3);

Vote: .

3.4 PUBLIC HEARING APPLICATION NO. 1803-15-Z & 1876-15-Z Wethersfield Seed Gardens LLC seeking a site plan amendment for landscaping and dumpster enclosure at 263 Main Street.

Cindy Hughes appeared on behalf of Baker Creek. They are seeking an extension for three (3) of their conditions through spring of 2016. Ms. Hughes indicated the flowering bushes along parking area will need reevaluation due to the amount of shade in the area. The dumpster surround will have two (2) ten foot (10') wide gates and they will need time to select appropriate plantings for the surround as well as the trees to be placed over the new sewer line and drainage field. She indicated the dumpster pad is large and they will need to be sure gates will open wide enough for trucks to access without damaging the surround. The lot lines were re-surveyed and they will want to coordinate the installation of new fencing and the dumpster surround noting there is a gas line coming in from Church Street to the rear barn which is also close to the dumpster area.

Commissioner Oickle inquired and Ms. Hughes indicated all site improvements have been completed with the exception of the three (3) they are seeking extensions on. They will know in the spring once they speak with an arborist regarding the proper plantings and suspect to be completed by June 1, 2016.

Commissioner Standish inquired and Ms. Hughes indicated the dumpsters are located on a pad and will remain exposed but they are willing to plant arborvitae for screening if necessary.

Commissioners Standish and Oickle went into discussion regarding dumpster screening.

Commissioner Standish inquired and Ms. Hughes indicated the gate swing, which is on top of a gas line, is a safety issue and needs to be installed correctly.

Mr. Gillespie noted the stockade fence along the Church Street side is six (6') feet from the Comstock property and the dumpster is tucked behind the fence with the only sightline being from Main Street a bit down the road. Ms. Hughes concurred the dumpsters are small and set back from the road.

Vice Chairman Harley inquired and Ms. Hughes gave clarification as to the conditions they are seeking extensions on – numbers 1, 7 and 8.

Chairman Roberts inquired and Mr. Gillespie indicated the Health Department may have issues with dumpsters containing food. Ms. Hughes indicated no restaurants in Old Wethersfield have dumpsters with surrounds - just lids with a bar and are locked. She indicated the business will monitor the dumpster use and adjust the pick-up frequency as needed.

Motion: Vice Chairman Harley made a motion to approve **APPLICATION NO.** 1803-15-Z & 1876-15-Z Wethersfield Seed Gardens LLC seeking a site plan amendment for landscaping and dumpster enclosure at 263 Main Street. The following conditions shall be modified to have a completion date of June 1, 2016:

1. modify conditions 1, 7, 8 to be complete 6/1/2016 #8 6' fence replaced, modify condition 1 for CO, 3 arborvitae shown on current landscape plan to be planted in front of dumpster pad by end of season

Second: Commissioner Oickle seconded the motion.

Discussion:

Commissioner Dean wanted a repeat of the timeframe and noted he did not feel the arborvitae are an important issue.

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

Nay: none;

Vote: 9-0.

3.5 PUBLIC HEARING APPLICATION NO. 1834-14-Z & 1859-15-Z Rosario D'Agostino
Discussion regarding the October 1, 2015 deadline at 565 Wolcott Hill Road.

Mr. D'Agostino appeared before the Commission. He indicated he switched contractors and roofing work was delayed through mid-August. He has been informing Town staff of progress along the way noting additional work was needed on the roof before shingles went up. Concrete work is complete and the rear addition is being constructed. Siding work has begun and he is working to repair sidewalks and the driveway. Mr. D'Agostino indicated the trim and windows are all custom made and will take more

time to install.

Chairman Roberts inquired and Mr. D'Agostino indicated he expects work to be complete by the end of the month (October 2015).

Mike Pennington, Mr. D'Agostino's contractor indicated:

1. The 1st floor deck will be complete tomorrow;
2. The siding is on-site; trusses are on-site to be installed next week;
3. Windows, trim and siding all need final adjustments;
4. The back roof will be completed the last week of October concurrent with siding.

Commissioner Dean inquired and Mr. Pennington indicated the sheathing will be complete in two (2) weeks and the exterior will be sided before the end of the season.

Mr. D'Agostino does not anticipate delays.

Commissioner Standish inquired and Mr. D'Agostino indicated the structural roofing engineer has not changed and is moving forward now that the structural issues have been addressed.

Commissioner Hughes inquired and Mr. D'Agostino indicated himself as the original general contractor and he has hired Mr. Pennington to act as the new general contractor. He does not foresee issues and is proposing to have the house closed up (from the road view) by November. Mr. Pennington indicated Trim Solutions will be installing all trim work and have stated it will take two (2) weeks to install.

Commissioner Dean inquired and Mr. Pennington indicated he is under contract with Mr. D'Agostino but there is no completion date. He does have a construction schedule but indicated he is only under contract to complete exterior work – not to obtain a Certificate of Occupancy – and he is comfortable with a completion of late November.

Vice Chairman Harley inquired and Mr. Pennington indicated hardscape does not fall under his contract.

Chairman Roberts noted the grass cannot be planted in December but he doesn't want the Commission to lose sight of the goal for making the property look like a home and not a construction site. He feels the extension should be to finish the outside of the house and they can figure out which ground activities need to be done this year vs when will it be appropriate to do them.

Commissioner Hughes would like Mr. D'Agostino to make his best efforts to finish the project.

Commissioner Dean inquired and Mr. Gillespie indicated if the Commission does not act upon the extension, they could pursue legal action to cease work which would go through a show cause hearing process and public hearing in order to revoke the permits. The Commission needs to decide if the Zoning Enforcement Officer should act to enforce this deadline.

Commissioner Oickle doesn't care to take legal action and feels the hardscape can wait until spring.

Vice Chairman Harley inquired and Mr. D'Agostino indicated a new pole was installed for utilities to go underground but CNG won't install gas lines until the mechanical units are ready to install in May. The temporary service pole can be removed and once complete, the sidewalks can be repaired. The yard has

been graded and there is cloth up in rear but final landscaping will not be complete until all the utilities are in. Mr. D'Agostino has hired a mason who will temporarily patch the sidewalk for safety.

Mr. Gillespie noted Town Staff has not been encouraged to enforce issues with the driveway as it will likely be damaged with equipment still driving over. Sidewalks have been inspected and the noted problem areas will be patched.

Commissioner Oickle and Mr. Gillespie discussed a potential motion.

Commissioners Hughes and Roberts indicated a November target date for completion.

Mr. Gillespie indicated the Applicant could be placed on the November 17, 2015 agenda for follow-up.

Mr. Pennington inquired and Commissioner Dean indicated the ZEO or Building Inspectors can verify progress.

3.1 Annual Organizational Meeting of the Planning and Zoning Commission

Election of 2015-2016 Officers:

Chairman Roberts made a motion to nominate and elect Thomas Harley as Commission Chairman for 2015-2016. Commissioner Oickle seconded, and the vote showed all in favor.

Commissioner Harley made a motion to nominate and elect Antonio Margiotta as Commission Vice Chairman for 2015-2016. Commissioner Oickle seconded, and the vote showed all in favor.

Chairman Oickle made a motion to nominate and elect Richard Roberts as Commission Clerk for 2015-2016. Commissioner Standish seconded, and the vote showed all in favor.

Authorization of Commission Signatures for 2015-2016:

Commissioner Oickle made a motion to authorize Peter D. Gillespie to sign notices of the Commission for 2015-2016. Vice Chairman Roberts seconded, and the vote showed all in favor.

Commissioner Oickle made a motion to authorize Michael J. Turner to sign notices of the Commission for 2015-2016. Vice Chairman Roberts seconded, and the vote showed all in favor.

Ex-Officio Members for 2015-2016:

Commissioner Oickle made a motion for Jeff Bridges, Town Manager, as Ex-Officio Member of the Commission for 2015-2016. Commissioner Harley seconded, and the vote showed all in favor.

Appointment to Capitol Region Council of Governments for 2015-2016:

Chairman Harley made a motion for Jim Hughes as representative and Antonio Margiotta as alternate to the Regional Planning Commission of CROG for 2015-2016. Commissioner Oickle seconded, and the vote showed all in favor.

Appointment to Economic Development and Improvement Commission for 2015-2016:

Commissioner Margiotta made a motion to nominate and elect Leigh Standish as liaison to the Economic Development and Improvement Commission. Commissioner Oickle seconded, and the vote showed all in favor.

Review of Commission Rules and Procedures:

Commissioner Roberts made a motion to re-adopt Commission Rules and Procedures. Commissioner Oickle seconded, and the vote showed all in favor.

The voting for the Annual Organizational Meeting of the Planning and Zoning Commission occurred as follows:

4. OTHER BUSINESS:

There was no other business discussed that this meeting.

5. MINUTES – September 1, 2015

Motion: Commissioner Oickle made a motion to approve the Minutes of September 1, 2015.

Second: Vice Chairman Harley seconded the motion.

Aye: Roberts, Harley, Margiotta, Hughes, Oickle, Dean, Allard;

Nay: none;

Abs: Hammer, Standish;

Vote: 7-0.

6. STAFF REPORTS:

Mr. Gillespie indicated the new Zoning Enforcement Officer Justin LaFountain has been making great progress on several longstanding violations and is developing a list of regulations in need of updating and plans to attend a future meeting.

He indicated a new part-time Sidewalk Inspector has been hired and will also be helping the Engineering Department in the field with surveying.

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. 1881-15-Z Giuseppa (Josie) Cianci seeking a Special Permit in accordance with Section 3.6.B.2 (Accessory Building & Structures - Garages) of the Wethersfield Zoning Regulations for the continued use of a two car garage that exceeds 18' in height at 108 Oakdale Road.

9.2 PUBLIC HEARING APPLICATION NO. 1880-15-Z Angelo Greco seeking a Special Permit in accordance with Section 3.5.1.4 (Accessory Uses - Vehicular Storage) of the Wethersfield Zoning Regulations for the outside storage of a trailer larger than permitted at 103 Cricket Knoll.

10. ADJOURNMENT:

Motion: Commissioner Hughes motioned to adjourn the meeting at 8:36 pm.

Second: Vice Chairman Harley seconded the motion.

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

Nay: none;

Vote: 9-0.

Meeting adjourned.

Respectfully submitted,
Lindsay Schmitt, Recording Secretary