

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

**January 20, 2016**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, January 20, 2016 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 Harley called the meeting to order at 7:00 p.m.

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

Clerk Roberts called the roll as follows:

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

Also present were: Peter Gillespie, Director of Planning and Economic Development Denise Bradley, Assistant Planner.

Members of the Public were present.

Chairman Harley noted at the time of roll call there were eight (8) members in attendance. Mr. Harley also explained how the meeting would be conducted.

Commissioner Roberts made a motion to hear Public Hearing Item 3.1 out of order. Commissioner Hughes seconded the motion. The vote showed:

Aye: Harley, Roberts, Hughes, Oickle, Dean, Allard, Standish and Antoniak.

Nay: None

Vote: 8-0.

The motion was approved by a vote of 8 to 0.

**2. OLD BUSINESS:**

**2.1 PUBLIC HEARING APPLICATION NO. 1884-15-Z CCC Construction – Frank DiBacco – Reservoir Estates Subdivision – Seeking a Subdivision in accordance with the Wethersfield Subdivision Regulations for the creation of twenty two (22) building lots on Back Lane.---CONTINUED FROM 1-5-16.**

**2.2 PUBLIC HEARING APPLICATION NO. 1891-15-Z CCC Construction c/o Frank DiBacco** – Reservoir Estates Subdivision - Seeking a Special Permit in accordance with Section 3.3 of the Wethersfield Zoning Regulations for the creation of twenty two (22) building lots in the AAOS Zone on Back Lane.---CONTINUED FROM 1-5-16.

Items 2.1 & 2.2 were heard simultaneously.

Jim Dutton, Dutton Associates 67 Eastern Boulevard Glastonbury noted revisions made to the proposal since the January 2, 2016 meeting. He detailed the proposed roadway and cul-de-sacs. He noted changes to the open space plan. Mr. Dutton discussed the sidewalks and pavements widths being proposed. Mr. Dutton responded to several staff comments. He noted off-site drainage improvements proposed. A brief discussion ensued regarding the approval received from the Inland Wetlands & Watercourses Agency and proposed conservation easements.

Frank DiBacco, CCC Construction responded to several staff comments. He discussed the proposed waiver requests. Mr. DiBacco detailed the proposed project lighting. A discussion ensued regarding the anticipated project construction timeline.

Commissioner Oickle asked for clarification regarding the proposed roadway and cul-de-sac construction.

Mr. DiBacco discussed proposed roadway construction phasing.

Chairman Harley discussed the access during phasing.

A discussion ensued regarding ownership and access to the subdivision to the north.

Peter Gillespie Town Planner discussed bonding issues.

A discussion ensued regarding the sidewalk waiver request. Peter Gillespie detailed the staff recommendation. Chairman Harley noted his opposition to the request. Commissioner Dean and Commissioner Standish noted their support of the waiver request. Commissioner Antoniak indicated she prefers sidewalks on both sides of the road. Commissioner Hughes noted his support of the request.

A discussion ensued regarding the open space waiver request. Peter Gillespie detailed the open space layout and the conservation easement dedication being proposed.

A discussion ensued regarding the street tree waiver request. Peter Gillespie described the street tree regulations. Mr. DiBacco outlined his request for the proposed waiver.

1. A warranty deed for all roads, easements and open space shall be submitted.
2. A certificate of title insurance for the above shall be submitted.
3. A performance bond suitable in an amount and form suitable to the Town Engineer and Town Attorney shall be submitted.
4. Construction phasing shall be reviewed and approved by Town staff.
5. The timing of how building permits will be issued prior to road construction and/or completion shall be approved by Town staff.

Revisions to the site plans shall be made as follows:

6. Add notation regarding sidewalk waiver to the cover sheet.
7. Submit revised drainage calculations and add notation to the cover sheet.

Overall Plan – Sheet 3 of 19

8. Provide calculations for 312 Back Lane to insure compliance with zoning regulations and add note regarding removal of shed. Additionally, illustrate required yards on this lot.
9. Revise the extent of the conservation easement on lot 19 to cover more of the lot outside of the wetland area.

Property Boundary Survey – Sheet 5 of 19

10. Lot 8 – Add drainage easement at lot corner.
11. Lot 8 – Missing frontage dimension.
12. Lot 9 – Missing frontage dimension.
13. Clarify confusing printing on bearings and distances north of Lot 8.

Property Boundary Survey – Sheet 6 of 19

14. Lot 20 – Add drainage easement at corner.
15. Lot 16 – Add drainage easement at corner.

Topo Survey – Sheet 7 of 19

16. Add ADA ramp at intersection with Back Lane.

Topo Survey – Sheet 9 of 19

17. Add street light at intersection with Back Lane.

General Notes and Details – Sheet 17 of 19

18. Southerly easement areas at end of Stella Drive and Vinnie Drive should be labelled as MDC San Easement.
19. Conflicting outlet swale details with sheet 18.

General Notes and Details – Sheet 18 of 19

20. Add street light details.

In accordance with Section 7.4 (Waivers to Regulations) of the Wethersfield Zoning Regulations the following waivers were granted for the following:

1. Section 3.3.2 Open Space Development District which states, “Any land not subdivided into building lots or designated as public streets shall be open space, provided that not more than fifty percent (50%) of lands set aside as open space shall be classified as inland wetlands.”
2. Section 143-8 of the Subdivision Regulations which requires construction of sidewalks is required on both sides of new subdivision streets.
3. Section 143-37 of the Subdivision Regulations which requires the planting of two street trees per lot.

**3. NEW BUSINESS:**

**3.1 PUBLIC HEARING APPLICATION NO. 1893-15-Z Green Bee Exchange (Bemer Petroleum)** seeking a Special Permit in accordance with Section 5.3 (Accessory Uses & Structures) of the Wethersfield Zoning Regulations for the installation of a propane exchange cabinet at 724 Silas Deane Highway.

Mark Smith of Bemer Petroleum/Green Bee Exchange East Hartford. He detailed the proposal to install  
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a propane exchange cabinet at 724 Silas Deane Highway (Irving). Mr. Smith indicated that it would be a new stainless steel cage with 2' protective concrete barriers.

Commissioner Oickle noted that the exchange cabinet is already in place on site.

Mr. Smith responded that the cabinet had been installed and that the application was the result of an enforcement action through the Fire Marshal's office.

A brief discussion ensued regarding the individual pick up and return of the tanks. There are 36 tanks in each cabinet.

Commissioner Oickle noted maintenance issues on site.

Commissioner Standish asked if there would be filling at the site.

Mr. Smith responded that there wouldn't be any filling of the propane tanks on site.

Chairman Harley asked if there was any additional questions. There being none he asked if there was any members of the public wishing to speak on this matter. There were none.

Commissioner Roberts made a motion to close the public hearing. Commissioner Hughes seconded the motion.

The vote showed:

Aye: Harley, Roberts, Hughes, Oickle, Dean, Allard, Standish and Antoniak.

Nay: None

Vote: 8-0.

The motion was approved by a vote of 8 to 0.

Commissioner Roberts made a motion to approve **APPLICATION NO. 1893-15-Z Green Bee Exchange (Bemer Petroleum)** seeking a Special Permit in accordance with Section 5.3 (Accessory Uses & Structures) of the Wethersfield Zoning Regulations for the installation of a propane exchange cabinet at 724 Silas Deane Highway as submitted. Commissioner Oickle seconded the motion. The vote showed:

Aye: Harley, Roberts, Hughes, Oickle, Dean, Allard, Standish and Antoniak.

Nay: None

Vote: 8-0.

The motion was approved by a vote of 8 to 0.

#### **4. OTHER BUSINESS:**

There was no other business discussed that this meeting.

5. **MINUTES** – The minutes of the December 15, 2015 meeting were not available.
6. **STAFF REPORTS** – Justin LaFountain ZEO/PMO provided copies of the Zoning & Property Maintenance Report.

**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:**

**8.1** A copy of a summons regarding 295 Ridge Road.

**9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:**

**9.1 PUBLIC HEARING APPLICATION NO. 1894-16-Z Hai Nguyen** seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for a change of use (nail salon) at 991-1129 Silas Deane Highway (Wethersfield Shopping Center).

**10. ADJOURNMENT:**

**Motion:** Commissioner Roberts motioned to adjourn the meeting at 8:57 pm.

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

The vote showed:

Aye: Harley, Margiotta, Roberts, Hughes, Oickle, Homicki, Dean, Allard and Antoniak.

Nay:

Vote: 9-0.

The motion was approved by a vote of 9 to 0.

Meeting adjourned.

Respectfully submitted,  
Denise Bradley, Acting Recording Secretary