

WETHERSFIELD PLANNING AND ZONING COMMISSION

PUBLIC HEARING AND MEETING

August 16, 2016

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, August 16, 2016 at 7:00 p.m. in the Wethersfield Town Council Chambers located at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut 06109.

1. CALL TO ORDER

Chairman Thomas Harley called the meeting to order at 7:03 p.m. welcoming all to the Planning and Zoning meeting. He explained the process and procedures of the public hearing and Chairman Harley commenced the roll call.

1.1 ROLL CALL AND SEATING OF ALTERNATES (5 members required for a quorum).

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	√		
David Edwards, (alternate)	√		
Daniel Silver (alternate)	√		
Yolanda Antoniak (alternate)			√

Also present, Mr. Peter Gillespie, Economics Development/Town Planner, Ms. Denise Bradley, Assistant Planner, Mary Lou Wall, Recording Secretary.

Members of the Public were present.

Chairman Harley stated there are eight (8) members present and all are participating.

2. OLD BUSINESS

None

3. NEW BUSINESS

3.1 PUBLIC HEARING APPLICATION NO. 1921-16-Z Carl Maratta seeking a resubdivision in accordance with subsection 143-20 of the Wethersfield Subdivision Regulations for the creation of two (2) new building lots at 117 Maple Street.

Mr. Carl Maratta, Newington CT. stated he will be living in Wethersfield. Mr. Maratta explained his basic objective is to put in two (2) building lots and clean up the existing white house on the property.

Mr. Peter Gillespie, Town Planner explained to the Commission that they have the revised set of drawings dated August 2, 2016; however, they do not address the Engineer's comments and concerns in the Memo dated August 15, 2016 to Planning and Zoning from Mr. Derrick Gregor, Town Engineer. Mr. Gillespie added that the Central CT Health District did review the site development plan in a letter dated August 11, 2016 from Tamara Liberatore R. S. the concern is the well and septic abandonment. Additionally, Mr. Gillespie's stated the comments in his Memo dated August 5, 2016 have been addressed to his satisfaction.

Chairman Harley asked the applicant if he is in receipt of this Engineering Memo and Mr. Maratta responded that he was. Chairman Harley asked Planner Gillespie if there is anything significant to point out in the Engineering Memo. Mr. Gillespie indicated there is nothing complicated, going over items 1-10 out of 19, but he indicated the only exception is the shared driveway and the existing garage, which shares the driveway curb cut with the neighboring property. Maple Street is a state road and the Commission will need to discuss how that will be handled; approval is necessary from CTDOT, who will take the Commission's recommendations.

Commissioner Silver asked if any maintenance agreements would be necessary to place on the land records since it is a shared driveway. Commissioner Roberts commented that generally this is done on commercial property, and it would be better to keep the access where it is, off Lancaster Road. The applicant replied he prefers the driveway the way it is.

Commissioner Oickle asked about the sewer lateral and Mr. Gillespie, Town Planner, stated that they typically defer the final design to the MDC. Town Planner Gillespie asked the applicant if his engineer has consulted with MDC on this design; Mr. Maratta stated he believes his engineer did. Commissioner Oickle was given a clarification of a buildable square. Mr. Gillespie stated that the provision were adopted to prevent rear lots.

Commissioner Dean asked about the preservation intent of the existing white house. The applicant stated he wants to keep the character of the house, which was built in 1755, pointing out that there are some Indian arrows in the basement beams. Commission Dean pointed out to the applicant to check out the State Historic Tax Credits as a resource for the preservation of the existing white house. The applicant was interested in pursuing that avenue.

Commissioner Allard suggested asking applicant's engineer regarding two angles in the sanitary laterals in Lot C, since the applicant did not know the answer. Also, Commissioner Roberts asked the applicant his plans regarding selling the lots or keeping the lots to build. Applicant would like to sell the lots.

Chairman Harley asked for comments from the public.

Mr. Tom Harris 164 Oxford Drive, Wethersfield stated that this was his house growing up and came this evening to speak for his father, who is elderly and unable to attend this evening. The concern is that they do not change the driveway. He was concerned that the state could step in and change the plan of the driveway (making it a separate driveway) requiring them to back out onto Maple Street. Furthermore, they are concerned if Mr. Maratta is not the builder if he sells.

Chairman Harley discussed the driveway situation in great length with Mr. Harris; closing the discussion by determining that it is not addressing this driveway at all and is leaving it the way it is.

Ms. Mae Marie Modifica 140 Maple Street, Wethersfield indicated that she lives across the street and that the existing white house needs work and she is pleased it will be fixed up. Her hope is that they will maintain the historic character of the building. She would like the sewer hooked up and does not want to wait until the system fails.

Chairman Harley noted that MDC is a private entity and will do their own cost assessment and probably make the homeowners pay for that service. Town Planner Gillespie suggested that she may call to make the MDC aware of the pending project and maybe that will help. Commissioner Oickle suggested that there are two appointees to MDC from the town and she could contact them; discussion ensued.

Commissioner Roberts made a Motion to close the hearing and Commissioner Homicki Second.

AYE - Commissioners Allard, Dean, Edwards, Harley, Homicki, Oickle, Roberts, Silver

NAY - None

ABS - None

Motion to close 8-0

Some discussion ensued.

Commissioner Anthony Homicki made a motion to approve **PUBLIC HEARING APPLICATION NO 1921-16-Z Carl Maratta** seeking a resubdivision in accordance with subsection 143-20 of the Wethersfield Subdivision Regulations for the creation of two (2) new

building lots at 117 Maple Street in concert with the comments made by the town Engineer (Memo dated August 15, 2016).

Commissioner Richard Roberts **SECOND**

AYE - Commissioners Allard, Dean, Edwards, Harley, Homicki, Oickle, Roberts, Silver

NAY - None

ABS. - None

Motion Passed 8-0

4. OTHER BUSINESS

None

5. Minutes - July 19, 2016

Commissioner Roberts made a **Motion to approve** the July 19, 2016 Minutes.

Commissioner Oickle **SECOND**

AYE - Commissioners Allard, Dean, Edwards, Harley, Homicki, Oickle, Roberts, Silver

NAY - None

ABS. - None

Motion passed 8-0

6. STAFF REPORTS

A copy of the zoning reports, one from Mr. Justin LaFountain, Zoning Enforcement Officer and one from Mr. Peter Gillespie, Town Planner and Economic Development Manager. Commissioner Oickle commented that Mr. LaFountain, Zoning Enforcement Officer is doing a great job and others concurred with his efforts.

7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING

Mr. Gillespie reminded the Commission that in the past when the regulations were rewritten in 2004, the Commission took responsibility for reviewing the RV's, Accessory Buildings, trailers and oversized garages rather than send them to ZBA. And, perhaps we can send these back to the ZBA by revising the regulations, which is something that should be considered. Perhaps by establishing a special permit. It may be possible to have this accomplished before the end of the year. An intern can start on this tomorrow and after doing research on the subject, perhaps new criteria can be established. Conversation ensued.

Commissioner Roberts asked about Ridge Road. Planner Gillespie said the Judgement was settled and they are working on the details of the revised plans by engineering and they will be filed soon; the utility work will be started soon and the building next year. Also, Commissioner Roberts asked about Arrow Road, Planner Gillespie said they are working on that.

8. CORRESPONDENCE

8.1 A copy of the Monthly Zoning Report dated August 11, 2016 from Justin LaFountain to Jeff Bridges.

8.2 A copy of the Planning and Economic Development Department Report dated July 2016.

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS.

9.1 PUBLIC HEARING APPLICATION NO 1920-16-Z Michael & Beatrice Hammond seeking a Special Permit in accordance with Section 3.5 (Accessory Uses) to park a recreational vehicle larger than permitted and for the storage of three trailers in a residential zone at 120 Harding Street.

9.2 PUBLIC HEARING APPLICATION NO 1922-16-Z Cedar Mountain Stone & Mulch seeking a Special Permit in accordance with Section 10.1.C of the Wethersfield Zoning Regulations for an amendment to Application No.'s 1489-05-Z and 1835-14-Z at 1943 Berlin Turnpike.

Mr. Gillespie indicated that they have grown in an unregulated manner and issued them an order to come in and establish rules to operate as a business and this will not be ready for the next meeting.

9.3 PUBLIC HEARING APPLICATION NO. 1923-16-Z Michael & Diane Slamon seeking a Special Permit in accordance with Section 3.5 (Accessory Uses) of the Wethersfield Zoning Regulations to park a vehicle (mini bus) larger than permitted in a residential zone at 26 Cummings Avenue.)

10. ADJOURNMENT

Commissioner Silver made a Motion to adjourn and Commissioner Oickle SECOND, all Commissioners were in favor. The meeting was adjourned at 7:59 p.m.

Respectfully Submitted By:

Mary Lou Wall.

Recording Secretary