

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

October 19, 2010

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, October 19, 2010 at 7:00 p.m. in the Wethersfield Town Council Chambers located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

1. CALL TO ORDER

Chairman Roberts called the meeting to order at 7:02 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	✓		
Joseph Hammer, Clerk			✓
Earle Munroe			✓
George Oickle	✓		
Anthony Homicki	✓		
James Hughes			✓
Antonio Margiotta	✓		
Vacancy			
Thomas Dean (alternate)	✓		
Dave Edwards (alternate)			✓
Angelo Robert Fazzina (alternate)	✓		

Also present: Peter Gillespie, Town Planner/Economic Development Manager;
Denise Bradley, Assistant Planner;

Chairman Roberts noted that there were 5 full members and 2 alternate members in attendance at the time of roll call. All members present to participate.

Members of the public were present.

2. OLD BUSINESS

There was no old business discussed at this meeting.

3. NEW BUSINESS

3.1 PUBLIC HEARING APPLICATION NO. 1717-10-Z – Margarida Augusto Seeking a Special Permit in accordance with Section 5.2.A.2. to convert a single-family dwelling into a mixed use commercial/residential development at 334 Silas Deane Highway.

Mr. Joseph Pisarski appeared before the Commission on behalf of the Applicant. He indicated that the Applicant would like to convert the existing property by having an addition built on the back of the

current building, add a full second story to square off the property, and to allow for a residence to be created on the second floor. The Applicant would like to increase parking at the Site and seeks relief on the side of the property to allow for a landscaped buffer.

Chairman Roberts made an inquiry regarding how much parking would ultimately be at the Site.

Mr. Pisarski indicated that current regulations call for five (5) commercial parking spaces, two (2) parking spaces for the residence and one (1) parking space for handicapped persons. He noted that two (2) driveways exist at the site.

Commissioner Oickle noted the one way ingress and egress in the proposal. He also noted the back left corner clearance of the driveway at the Site and mentioned the fact that the Wethersfield ZBA approved the variance for the driveway at the Site.

Commissioner Oickle inquired and Mr. Pisarski indicated that six (6) or seven (7) trees at the back of the Site will remain.

Mr. Pisarski indicated that approximately three (3) trees located on the South side of the property will have to be eliminated in order to make room for parking. He noted that a Chestnut tree located at the front corner of the property will remain and that a canopy will be slightly raised to facilitate that effort.

Commissioner Oickle inquired and Mr. Pisarski concurred that appropriate landscaping will be included to accommodate the wetlands area at the Site.

Chairman Roberts noted the Memorandum to the Commission from Mr. Gillespie and Ms. Bradley dated October 18, 2010 and that it speaks to the front yard setback remaining as is and the side yard setback approved by variance. He inquired of Mr. Gillespie if the landscaping table noted on the Plan is sufficient or if more information is needed.

Mr. Gillespie believes that the Applicant is sufficient in the area, but that the number of proposed new trees is not sufficient. However, the Applicant is asking to utilize some of the existing trees that are being retained. As a result, the Applicant is requesting a modification to the landscaping Requirements. The saving of trees in the front and back of the property can offset any new trees required by Town Regulations. Mr. Gillespie stated that from a Staff point of view, he concurs.

Mr. Gillespie stated that the Applicant is asking for another exception: a modification to Wethersfield parking requirements regarding driveway width. He noted that the Town Engineer believes the modification is sufficient due to the one-way traffic flow proposed.

Commissioner Oickle made an inquiry regarding setbacks.

Mr. Gillespie made note of the conditions for the existing plot plan for this Site. The setback for the current front porch structure is 13 feet-10 inches from the front property line and that the setback for the proposed reconstructed porch is 13 feet-10 inches as well.

Ms. Bradley indicated that the Design Review Advisory Committee has made recommendations to the Applicant regarding lighting at the Site. She noted that the Applicant will return to the Design Review Advisory Committee with the plan for fixtures and signage at the Site.

Mr. Oickle made an inquiry regarding the hours of operation for the proposed salon.

Mr. Pisarski indicated that the salon hours are Monday through Friday from 3:00 p.m. to 8:00 p.m. and that there will be day hours on Saturday and Sunday.

Chairman Roberts inquired if the Applicant received the comments from the Fire Marshal.

Mr. Pisarski stated that comments from the Fire Marshal were received and that he is awaiting commentary from the Building Official.

Commissioner Oickle inquired and Mr. Pisarski noted that smoke detectors will be wired.

Commissioner Margiotta made an inquiry regarding traffic isle widths and the bollard at the Site. (The bollard is located near the stairs on the north side of the property.) He also inquired if there is sufficient space to back up and exit from parking spaces.

suggested that curbing/wheel stop placement could interfere with effective snow removal and other weather perils.

Mr. Pisarski believes there is ample room to back up and exit from parking spaces.

Commissioner Margiotta inquired and Mr. Pisarski indicated that there will be no dumpsters located at the Site, as there is not enough refuse generated by the Applicant to warrant same. The Applicant will use curbside garbage disposal at the Site.

Commissioner Margiotta inquired if any wheel stops will be used at the Site.

Mr. Gillespie indicated that the use of wheel stops is determined on a case by case basis depending upon whether curbing is proposed. He noted that a filter strip drainage system is being utilized at the Site to avoid having discharge drain into the flood plain in the back of the property. It does not appear that curbing is being proposed for the Site.

Mr. Pisarski indicated that curbing may be a consideration in the area near the handicapped parking space.

Mr. Gillespie stated that a possible condition to the Application could include curb stops at three (3) parking stalls.

Commissioner Fazzina stated that the proposed filter strip needs more review, as winter weather perils and curbing might add to travel safety in the parking lot and driveway of the Site.

Mr. Gillespie suggested that the Applicant consult with the Town Engineering Department regarding the filter strip, curbing and wheel stop issues.

PUBLIC COMMENTS:

Ms. Nelson, owner of Hair Innovations, 318 Silas Deane Highway, appeared before the Commission in

opposition of the Application. She has operated her salon at its current location for over twenty (20) years. She believes that the addition of another salon in the area will create too much competition for her business.

Mr. John Porriello, owner of 322 Silas Deane Highway, appeared before the Commission in support of the Application. He welcomes the Applicant and believes that the plan proposed at the blighted site is a good addition to the area.

Motion: Commissioner Harley made a motion to close the public hearing of **PUBLIC HEARING APPLICATION NO. 1717-10-Z Margarida Augusto** Seeking a Special Permit in accordance with Section 5.2.A.2. to convert a single-family dwelling into a mixed use commercial/residential development at 334 Silas Deane Highway.

Second: Commissioner Homicki seconded the motion.

Aye: Roberts, Harley, Oickle, Homicki, Margiotta, Dean, Fazzina
Nay: None

Vote: 7 – 0

Motion: Commissioner Oickle made a motion approve **APPLICATION NO. 1717-10-Z Margarita Augusto** Seeking a Special Permit in accordance with Section 5.2.A.2. to convert a single-family dwelling into a mixed use commercial/residential development at 334 Silas Deane Highway, subject to the following stipulations:

1. Consultation and resolution with Town Engineering Staff must occur with regard to any installation of wheel stops at the East end of the property;
2. Consultation and resolution with Town Engineering Staff must occur with regard to any filter strip installation at the Site;
3. A Modification to the landscaping requirements pursuant to Wethersfield Zoning Regulation Section 6.1L shall be added to the Plans;
4. A Modification to the parking requirements, specifically the one-way drive width, pursuant to Wethersfield Zoning Regulation Section 6.2 shall be added to the Plans.

Second: Commissioner Harley seconded the motion.

Aye: Roberts, Harley, Oickle, Homicki, Margiotta, Dean, Fazzina
Nay: None

Vote: 7 – 0

This Application was approved, with stipulations.

COMMISSION COMMENTS:

Chairman Roberts stated that under Town Regulations and State statutes, the Commission is not legally

allowed to consider the element of business competition when reviewing an Application.

4. OTHER BUSINESS

There was no other business discussed at this meeting.

5. STAFF REPORTS

Mr. Gillespie and the Commission discussed some options pertaining to the financial impact to the Applicant regarding a renewal of **APPLICATION NO. 1685-09-Z Kieran Williams** Seeking a Special Permit to conduct a retail business from a roadside vehicle without a principal building at 442 Silas Deane Highway.

Mr. Gillespie responded to an inquiry from Commissioner Oickle by informing the Commission that he will obtain a status from the Town Attorney regarding the surety bond issue pertaining to **APPLICATION NO. 1651-09-Z Phil Collelo** Seeking a Special Permit for a Change of Use to operate a cosmetology school (Nirvana Salon Academy) at 326 Silas Deane Highway. The required Site Plan has not been submitted for the property.

Mr. Gillespie provided written notes to the Commission that were taken from a recent seminar he and Ms. Bradley attended on October 14, 2010 (Community Builders Institute: Priming The Land Use Process).

6. MINUTES – Minutes from the September 21, 2010 Meeting.

Commissioner Oickle and Mr. Gillespie noted corrections to the Minutes.

Motion: Commissioner Homicki motioned to approve the minutes, as corrected.

Second: Commissioner Oickle seconded the motion.

Aye: Roberts, Harley, Oickle, Homicki, Margiotta, Fazzina

Nay: None

Vote: 6 – 0

Commissioner Dean did not participate in the vote, as he was not present for the Planning & Zoning Commission Meeting of September 21, 2010.

Minutes approved as corrected.

7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING

There were no public comments at this meeting relative to general matters of planning and zoning.

8. CORRESPONDENCE

8.2 A copy of the Monthly Economic Development Report.

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS

9.1 PUBLIC HEARING APPLICATION NO. 1715-10-Z Paula Rubinow Seeking a Special Permit for an addition, a 3-car garage and outdoor merchandise sale or display in accordance with Section 5.3.A.9. of the Wethersfield Zoning Regulations at 271 Main Street.

9.2 PUBLIC HEARING APPLICATION NO. 1716-10-Z Phillip Santavenere Seeking a Special Permit in accordance with Section 6.10 of the Wethersfield Zoning Regulations for earth removal and filling at 336 Jordan Lane.

10. ADJOURNMENT

Motion to adjourn at 7:48 PM – by Commissioner Homicki.

Seconded – by Commissioner Oickle.

Aye: Roberts, Harley, Oickle, Homicki, Margiotta, Dean, Fazzina

Nay: None

Vote: 7 – 0

Meeting adjourned.

Respectfully submitted,

Ellen Goslicki, Recording Secretary