

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

**December 2, 2008**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, December 2, 2008 at 7:00 p.m. in the Silas Deane Middle School Auditorium, 515 Silas Deane Highway, Wethersfield, Connecticut.

**1. CALL TO ORDER**

As Chairman Joseph Hammer was excused from the meeting; Commissioner Roberts called the meeting to order at 7:05 p.m.

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

Clerk Knecht called the roll as follows:

<b>Member Name</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
<b>Joseph Hammer, Chairman</b>			✓
<b>Richard Roberts, Vice Chairman</b>	✓		
<b>Philip Knecht, Clerk</b>	✓		
<b>Thomas Harley</b>	✓		
<b>Robert Jurasin</b>	✓		
<b>Frederick Petrelli</b>			✓
<b>Earle Munroe</b>	✓		
<b>George Oickle</b>	✓		
<b>Anthony Homicki</b>			✓
<b>James Hughes (alternate)</b>			✓
<b>David Drake (alternate)</b>	✓		
<b>Thomas Dean (alternate)</b>	✓		

Also present: Peter Gillespie, Town Planner  
Denise Bradley, Assistant Planner.

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

Commissioner Roberts announced that Agenda Item 3.3, the public hearing on the application for 185 Broad Street, would not be heard tonight.

**Motion** to hear agenda item 2.1 after agenda items 3.1 and 3.2 - by Commissioner Jurasin

**Seconded** – by Commissioner Oickle

**Vote:** 8 - 0 - 0

Aye: Roberts, Knecht, Harley, Jurasin, Munroe, Oickle, Drake, Dean  
Nay: None  
Abs: None

**Agenda to be heard out of order.**

**3.0 NEW BUSINESS**

**3.1 PUBLIC HEARING APPLICATION NO. 1645-08-Z. Youghiogheny Communications-Northeast, LLC** Seeking Site Plan and Design Review to install a telecommunications antenna on an existing tower with associated equipment cabinets at the base 23 Kelleher Court.

Terry Brady, Pocket Communications, spoke on behalf of the application. Mr. Brady said that he had recently been before the Commission with applications for rooftop antenna and electronic equipment. Pocket Communications is now requesting permission to put antenna and equipment on the tower located at 23 Kelleher Court, property of the Town Fire Department. He said the installation would consist of 3 antenna and associated equipment, the same as was installed on a building on Folly Brook Boulevard.

Mr. Brady said that the Town Engineer, Michael Turner, had written a November 26, 2008 memo that included his review comments following an on-site meeting. Mr. Brady distributed copies of a revised site plan that he said incorporated changes to address Mr. Turner's comments. Mr. Brady said that the revised plan addressed the leased area that overlapped with AT&T; included a tower foundation analysis; and a commitment to trim a nearby tree.

Commissioner Oickle said that the tree trimming should be done by a licensed arborist. Mr. Brady said he would agree to do that. Commissioner Oickle also expressed concern that trimming the tree would reduce the screening provided for the adjacent neighbors. Mr. Brady stated that he met on-site with the Town Engineer and they agreed to the best location for the proposed equipment, considering existing equipment, screening, and other factors. Mr. Brady said that he felt the trimming needed is minimal and should not affect the screening for the neighbors.

Commissioner Oickle asked if the Town has a site plan copy with a stamp by a Professional Engineer. Mr. Brady said yes.

Commissioner Munroe asked if the proposed equipment will constrain the Fire Department's use of the adjacent parking lot. Mr. Brady said that he cannot answer on behalf of the Fire Department, but the equipment will not extend into the parking lot at all, nor is it outside the tower compound, so it should have no effect.

Commissioner Munroe asked if the noise from back-up generators had been considered, and had any testing been done. Mr. Brady said that other existing equipment on-site has generators, and will make noise during power outages. He said they had not done any testing because their proposed equipment runs on battery back-up. He said there is a cooling fan that is only about as loud as a refrigerator, so there should be no additional noise to consider.

Commissioner Drake noted that the date had not been updated on the revised site plan submitted. Mr. Brady apologized for the oversight.

Commissioner Roberts asked for clarification that no more of the lot would be infringed upon by the proposal. Mr. Brady said none.

Commissioner Jurasin asked if Mr. Turner has seen the revised site plan. Peter Gillespie said that Mr. Turner has not yet reviewed it. If the Commission were to approve the application at that meeting, he

would recommend attaching as conditions the review comments memo of Mr. Turner's, and that item #3 of the memo be amended require the use of a licensed arborist.

Commissioner Roberts asked if an 8-24 referral had been done. Peter Gillespie said that the referral was made at the last Town Council meeting, but it had not been received yet by the Planning Department. Mr. Gillespie said that he would check into the status of the referral. Mr. Brady said that he had spoken with Rae Anne Palmer earlier that day, and she said that the referral would be on the agenda for the December 15<sup>th</sup> Town Council agenda.

Commissioner Drake asked if the Town was responsible if the equipment of one company infringed upon the equipment of another. Mr. Brady said that the operators would resolve the issue. Commissioner Roberts noted that one operator could refuse to pay rent in such a scenario. Mr. Brady said that it would still come back to the infringing operator to resolve.

Commissioner Roberts asked how many more such projects could be installed on the tower. Mr. Brady said maybe two more, if the tower were to be upgraded.

**Motion:** Commissioner Oickle motioned to approve the application with the condition that the applicant shall address comments in the November 26, 2008 memorandum from Town Engineer Michael Turner.

- Commissioner Jurasin amended the motion to include:
  1. The applicant will provide documentation that their structural analysis of the tower to confirm ability to support their antenna and cabling does reflect modifications made to the foundation by other vendors.
  2. The existing pine trees along the west edge of the lease area are to remain, however several branches must be pruned to allow for equipment construction. This work should be done in consultation with the Tree Warden and a Licensed Arborist.
- Commissioner Oickle agreed to the amendments by Commissioner Jurasin.

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

**Vote:** 7 - 0 - 1

Aye: Roberts, Knecht, Harley, Jurasin, Oickle, Drake, Dean

Nay: None

Abs: Munroe

**Application approved with conditions.**

**3.2 PUBLIC HEARING APPLICATION NO. 1643-08-Z. O, R&L Construction c/o The LRC Group** Seeking Site Plan and Design Review to construct a 19, 205 s. f. single story medical building and associated improvements at 1025 Silas Deane Highway (Wethersfield Shopping Center).

John Harvey, attorney from Barry, Harvey & Later, PC, spoke on behalf of the application. Mr. Harvey said that the application was previously presented to the Commission, the hearing had been continued, and a revised site plan is being presented tonight.

Next to speak on behalf of the application was Pat Gorman, O,R&L Construction. Mr. Gorman distributed copies of a revised site plan.

Mr. Gorman next reviewed the project as a whole for the sake of the new public hearing. He said the project is 4 acres on the north end of a 20 acre site. A single story, 19,000 square foot building will be built where a 14,000 square foot building once stood.

Mr. Gorman said that traffic circulation on-site was a concern at the last meeting, so it was redesigned. He said it included signage, better defined paths for traffic, larger stacking for the bank drive-thru, and sufficient turn radii for passenger, commercial and emergency vehicles. He said that construction will be phased to minimize the impact to the adjoining shopping center. He said that the revised plan has already received approval from the Design Review Advisory Committee and the Wetlands Commission.

Mr. Gorman showed a sight line study diagram. He said that based on a planting height of 6 to 8 feet, neighbors behind the building would see only the top 1 foot of the building above trees to be planted. He said that there will be no light spillage in this area and that a photometric study has already been submitted.

Commissioner Oickle asked what trees and shrubs would be removed from the buffer to be cut into behind the building. Mr. Gorman showed a diagram and stated that only a few would be removed, and plantings are planned to compensate. He said that most of the neighbors already have stockade fences of their own. Commissioner Oickle said that he agreed, only about 2 neighbors had no fencing.

Mr. Gorman said that there were 2 memos from the Town Engineer, Michael Turner, with review comments to address. He said there was only one issue in the memo dated November 17, 2008 that had not been addressed in the revised site plan. He said Mr. Turner commented that there should be no left turn coming out of the exit onto Silas Deane Highway. Mr. Gorman said that they plan to keep the left turn in the plan unless it is not approved by the State Traffic Commission.

Regarding the November 26, 2008 memo, Mr. Gorman said the reduced buffer is mostly 50 – 55 feet, and only 15 feet in one place. He said no waiver is needed because current regulations allow a 15 foot buffer. For handicap parking space, they plan 6 spaces, which exceeds the current minimum requirement. He said they have room for 1 or 2 more handicap spaces if needed.

Commissioner Oickle asked why they still propose to allow a left turn out of the driveway onto the Silas Deane Highway. Mr. Gorman said he felt that a traffic light is not needed, and the State Traffic Commission previously said that they preferred not to have a light there. Commissioner Jurasin pointed out that the State Traffic Commission had given its preference without seeing the current site plan, and Mr. Gorman said that is true. Mr. Gorman also said that the revised site plan has two other traffic improvements at that entrance, including more stacking for cars waiting to exit, and alignment with the driveway across the Silas Deane Highway.

Mr. Gorman said that he had no problems with all of the other issues in Mr. Turner's memo.

Commissioners Oickle and Jurasin both said that a written, line by line response from the applicant would be helpful to show what is planned to address Mr. Turner's comments.

Mr. Gorman said that he has a few issues for which he requests clarification, including: a decision from the Commission whether it prefers the addition of more handicap parking spaces, and whether the lighting and landscaping improvements apply only to the 4 acres being redeveloped or to the entire 20 acre property. Peter Gillespie said that he had met with Mr. Gorman about these issues, and had told him that the lighting and landscaping likely only applied to the 4 acre redevelopment.

Commissioner Oickle asked how Mr. Turner's comment #13 was resolved, when it first needs an answer from the applicant. Commissioner Roberts said that the same is true for comment #12.

Commissioner Drake asked why the driveway across the Silas Deane Highway does not line up in the revised site plan. Mr. Gorman reviewed the diagram in detail and showed that they do align.

Mr. Gorman then distributed copies of a revised signage plan and said that it had already received approval from the Design Review Advisory Committee.

Commissioner Jurasin asked for confirmation that the parking area immediately to the south is not part of the 4 acre project. Mr. Gorman said that it is not part of the project.

Commissioner Jurasin asked why the lane near the bank drive-thru is wider than needed, and could it be made narrower to reduce the amount of pavement. Mr. Gorman said that the extra width is in case someone parks there, traffic can still pass. Commissioner Jurasin said that the extra width may effectively invite someone to park there, and asked that they review the stacking needs with the bank.

Commissioner Jurasin said that overall, he feels the revised plan is much improved. However, he is not comfortable with allowing left turns out of the driveway onto the Silas Deane Highway. He asked if the traffic could be made exit only near the bank so it reduced the number of left turns out of the driveway. Mr. Gorman agreed that could be done.

Commissioner Jurasin asked if there will be left turn only striping on the Silas Deane Highway, since it is not on the site plan. Mr. Gorman said yes, it is shown on the diagram submitted to the State Traffic Commission. He asked that remaining traffic questions be deferred for the traffic engineer's presentation.

Commissioner Jurasin asked if a pedestrian connection is planned for between the project and the shopping center. Mr. Gorman said he didn't think one is needed. Commissioners Jurasin and Oickle both said that it would be good for connectivity and people may want to walk it.

Commissioner Jurasin asked what happened to the snow stockpiling and drainage area near the bank. Mr. Gorman said that it was removed for the revised traffic circulation plan. Drainage in that area is now below ground and Mr. Turner has given it his OK.

Next to speak was Bruce Hillson, Traffic Engineer, of Traffic Engineering Solutions.

Commissioner Roberts asked if Mr. Hillson had received the December 1, 2008 letter from 1000 Silas Deane Highway. Mr. Hillson said yes.

Mr. Hillson said that a traffic study was done in October 2008, and he has submitted a signed and sealed copy to the Town, and a copy of the site plan was submitted to the State Traffic Commission. All agree

that the signal light at the main entrance to the shopping center, across from CVS, works well. The issue is with the north driveway near the proposed project.

Mr. Hillson said that he studied both driveways, including the projected additional traffic from the proposed Hartford Hospital building. He said the main entrance is projected to perform at service level A during the AM peak period, and service level B during the PM peak. He said the Mill Street entrance is projected to perform at service level A in the AM and B in the PM. For the unsignaled north entrance on Silas Deane Highway, the service level is E in the AM now, and projected to be E in the AM after the project is built. The service level for the PM peak is E now, and projected to be F.

Commissioner Oickle asked if there is a distinction between right and left turns in the service level. Mr. Hillson said that the service level is C for a right turn, and F for a left turn. He said he believes it would be overkill to put up a traffic signal based on an F service level for 2 to 3 hours in the PM. He said he believes that people recognize the difficulty of using that intersection during peak periods, and they avoid using it. He also suggested that the Commission give it an opportunity to work for a few months and review the situation at that time.

Commissioner Roberts asked if there is accident data available. Mr. Hillson said yes. There were 4 accidents in 3 years at the north driveway. He said that is two fewer accidents than at the driveway to the nearby Dunkin Donuts.

Commissioner Oickle remarked that more handicap parking spaces may be needed since the facility will cater to senior citizens. He also asked if the State Traffic Commission would allow coordinated signal lights at the spacing between the main and north entrances to the shopping center. Mr. Hillson said he has known the State Traffic Commission to allow coordinated lights with as little as 300 to 400 feet apart. Commissioner Oickle said that he thought the accident rate would be higher and predicted that the State Traffic Commission would say no to another traffic signal.

Commissioner Jurasin said that traffic is already diverted to 2 other exits in the shopping center, and the service level is already an F for the north driveway. We don't know that drivers will divert when coming out of the Hartford Hospital facility, so the traffic counts could be artificially low. He also said that the traffic study reviewed only peak periods. He said that medical appointments would bring steady traffic to the new building, it is possible that there are other problem periods during the day.

Commissioner Jurasin said that he feels a signal warrant is needed. Mr. Hillson suggested that they start out with no light. He feels that people will learn not to use the driveway during peak periods, and the light will not be needed. He said if a light is put up, people will learn to use it, and traffic counts will show that it is needed. Commissioner Jurasin said is concerned that if it is decided later that a light is needed, there may not be the funds available to put one up, and it will become the Town's responsibility.

Commissioner Drake said that there is a fall-back option to later restrict exit traffic to right turn only if there is a problem and there is no money for a light.

Commissioner Oickle asked what is to become of the building Hartford Hospital would leave behind, at 1260 Silas Deane highway. John Harvey said that he understands the non-Hartford Hospital tenants occupy about  $\frac{3}{4}$  of the space now, and they plan to stay – they may even expand.

Next to speak was Tanya Polo, architect. She said that one preferred design and one alternate design

were presented at the last meeting. Since then, the Design Review Advisory Committee approved the preferred design. She said it will have a traditional brick and beige stucco exterior.

Next to speak was Steve Neiditz, owner and property manager of the Wethersfield Shopping Center site. He said that the Hartford Hospital redevelopment is critical to the Center at this time. He said retailers tell him that maybe sales were slightly higher on "Black Friday", but there will be essentially no profit because of steep discounting. Mr. Neiditz said he is close to signing a lease with a national retailer to occupy the former CVS space. He had also consolidated two empty spaces into one, in the hopes of attracting another retailer.

In closing for the applicant, John Harvey said that he believes this is a good project, and asked if the buffer issue, if approved, could be specifically stated in the record that it is in compliance with current zoning, for clarity going forward.

Commissioner Oickle asked if they would mind doing warrants for a signal light. Mr. Harvey effectively said they are not prepared to agree to do so at this time.

Commissioner said before they move to public comment, he wanted to note for the record two things: that the Inland Wetlands Commission had approved the project with 3 conditions, and that a November 24, 2008 letter was received from 100 Silas Deane Highway objecting to the driveway realignment part of the plan, as it would be inconsistent with a conceptual redevelopment plan for 100 Silas Deane Highway.

First to speak from the public was Jeff Orkanowski, representing 1000 Silas Deane Highway. He said that they want to redevelop their site, and have a conceptual design with a center driveway and a traffic light that would align with the current location of the north entrance to the Wethersfield Shopping Center.

Commissioner Jurasin asked if the Silas Deane Master plan had recommendations for this area. Peter Gillespie said that the 1000 Silas Deane Highway side of the street was seen as a larger site development opportunity. Commissioner Jurasin suggested to Mr. Orkanowski that he could write to the State Traffic Commission to recommend a traffic signal at that location.

Commissioner Roberts said that he has seen successful developments with a driveway offset from center, including the CVS development across the street from the shopping center. Mr. Gorman said that he has seen many successful developments with an offset driveway, his client has a real plan and a real tenant, and the 1000 Silas Deane Highway site has no plan.

Commissioner Jurasin questioned the need for wide parking lane widths when the minimum is 24 feet. Mr. Gorman said that the Fire Marshal required 27 to 28 feet.

Commissioner Jurasin asked who would be the applicant to the State Traffic Commission. Mr. Gorman said there are separate applications for the landowner and the developer.

John Harvey said that, if the application were approved without a signal light, they would agree to reevaluate the need after one year. That way, the project would not be delayed on the signal issue.

Commissioner Jurasin said he believes the State Traffic Commission approval process is long enough

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that the applicant has time to revise the plan so there isn't such a long list of outstanding staff comments. Part of his concern was that at least 2 of the Town Engineer's comments were ones that required an answer for him, and subsequent response from the Town Engineer. Commissioner Jurasin also said he does not understand how the project will work with one plan submitted to the Town, and a different one submitted to the State Traffic Commission. He also said that he thinks a traffic signal warrant is needed to determine if a light is needed. Otherwise, he feels the revised plan is 1000% better.

Commissioner Oickle said he agrees with Commissioner Jurasin, and that in tough economic times, the Commission must ensure that the Town is not saddled with unanticipated expenses, such as a traffic signal light.

John Harvey said that he and his team had just discovered at that moment that the wrong site plan had been submitted to the Commission. He apologized for the error, and recommended that the public hearing be kept open so they could submit the correct plan, revise it to include responses to staff comments, and see if signal warrants were to be required.

Commissioner Dean asked why it is necessary to hold up the project for something that the State decides. Commissioner Jurasin said that there is no signal warrant before the Town or the State Traffic Commission. He said if a warrant shows that no light is needed, he is satisfied. Short of that, he wants to see a mechanism for ensuring a light will be installed if shown to be needed.

Commissioner Dean asked if the application could be approved with the stipulation that a signal light would be installed if shown to be needed, at the developer's expense.

Mr. Gorman said that the accident data shows that people avoid the north driveway when traffic is heavy. He said that they would be amenable to eliminating left turns out of the driveway if there were problems. Commissioner Jurasin said that would cause a domino effect on the other exits that has not been studied. Mr. Hillson said that they studied the effect of all traffic exiting the site at the main traffic light, and the service level did not change.

Commissioner Roberts asked if there were any additional questions or remarks. There being none,

**Motion:** Commissioner Oickle motioned to continue the hearing at a future meeting.

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

**Vote:** 8 - 0 - 0

Aye: Roberts, Knecht, Harley, Jurasin, Munroe, Oickle, Drake, Dean

Nay: None

Abs: None

**Hearing continued.**

Commissioner Roberts said that it is clear that the applicant does not intend to do warrants.

Commissioner Harley asked if the Commission could put together some guidance to help the applicant prepare for the next meeting. He said the outstanding issues he recalls are: include provision for a

connecting walkway to the shopping center; more handicap parking spaces; reduced pavement where not needed; limit access at the north driveway to rights turns in and out; and submit a site plan that includes traffic striping planned for the Silas Deane Highway.

**3.3 PUBLIC HEARING APPLICATION NO. 1635-08-Z. John & Shireen Aforismo** Seeking a Special Permit to host special events (Renewal of App. 1587-07-Z) at 185 Broad Street (Silas Robbins House Bed & Breakfast).

The hearing for this application did not commence at this meeting.

## **2. OLD BUSINESS**

**2.1 PUBLIC HEARING APPLICATION NO.1638-08-Z. Town of Wethersfield** Seeking a Zoning Text Amendment to Sections 2.3, 5.2.A.2, 5.4.B and 5.10 regarding Mixed Use Zoning.---Continued from 11/18/08.

Speaking on behalf of the Town's application was Peter Gillespie, Town Planner / Economic Development Manager. Mr. Gillespie said that there were about 10 issues raised at the last meeting for which changes or additional information was needed. He distributed copies of his November 26, 2008 memo, which summarized each of the issues. He quickly reviewed each issue from the memo along with the response provided:

1. Ensure that the references to the Silas Deane Master Plan and the Old Wethersfield Master Plan were made consistently and correctly. Mr. Gillespie proposed revised language for the text amendments to do so.
2. Clarify the purpose statement to encourage mixed use. Mr. Gillespie provided clarified language.
3. Should the text amendments include the Village Business District. Mr. Gillespie said that mixed use is already permitted in this area, and clarification of the requirements is needed, so he proposed no changes to the text amendments.
4. Include language that requires consideration for the highest quality building design, and best overall benefit for the public. Mr. Gillespie added language to this effect.
5. Provide the rationale for the density numbers, and should they be reduced. Also, what was the density of the Comstock Ferre proposal. Mr. Gillespie said that the density numbers were reduced from 30 to 25 in a commercial or business zone, and reduced from 10 to 8 in the Village Business District. The density in the proposed Comstock Ferre project was approximately 7.5 to 8 units per acre.

Commissioner Oickle asked if the new Village Business District number represented a compromise after Barbara Ruhe said at the last meeting that a density of 10 is too high and 5 would be OK. Mr. Gillespie said that and the Comstock Ferre density were factors in proposing what seemed to be a reasonable number.

Commissioner Knecht said that increased density as encouraged by the text amendments is needed due to the poor economy.

Commissioner Roberts said that he likes the lower proposed densities as he did not want to see "the ceiling become the floor" and the Commission retains the flexibility to go higher if warranted.

6. Should the amendments include a maximum percentage increase allowed by the Commission in its ability to exceed thresholds. Mr. Gillespie explained that he did not make any changes, as he feels that it would send the wrong message and reduce needed flexibility. He also provided a comparison table of dimensional requirements for the various zones.
7. Provide the ability to require certain kinds of analysis such as fiscal impact, traffic, etc. Mr. Gillespie said he added language that expands the existing ability to require traffic analysis to include any other study the Commission is needed.
8. Include provisions to encourage “green design” and LEED certification. Mr. Gillespie said he did not make changes to make such provisions. He said he feels this topic must be dealt with separately, as it affects too many other sections of the regulations. However, he said he would be willing to research proposed changes in the future.

Commissioner Oickle said that he is in favor of such research being performed.

Commissioner Harley asked if the term “key properties” linked to the Silas Deane Master Plan. Mr. Gillespie said no, the term is meant more generally.

Commissioner Harley said that there are a lot of low level strip developments in Town now, and asked how the Town would deal with such proposals. Mr. Gillespie said that mixed use proposals could be proposed now under a special permit. The Town would actually be better able to review such requests, in part, because a pre-application review would be required

Commissioner Roberts asked if mixed use is allowed now, what would the Town tell someone that wants to put a second floor on a liquor store. Mr. Gillespie said that he would not know what to tell them now, since the regulations have no requirements. The text amendments would provide that guidance and review criteria against which to evaluate proposals.

Commissioner Knecht said that he wants to see mixed use succeed, especially on the Silas Deane Highway, to increase the tax base.

Commissioner Jurasin asked what if a developer wanted to propose something a landowner did not want. Mr. Gillespie said that would not work without the landowner’s consent.

First to speak from the public was Lee Standish, 278 Hartford Avenue. Mr. Standish said that the Village Business District is very different from the Silas Deane Highway, and the same rules should not be applied in the District. He said that mixed use being allowed now does not necessarily mean that more is good. He feels the special permit process can give too much flexibility and yield “spot zoning”. He said the text amendments should not be adopted just to attract bad development.

Next to speak was Martin Walsh, 15 Laurel Way. Mr. Walsh said that he is a member of the Town Council and the Wethersfield Redevelopment Agency. He said that he appreciates the hard work that went into developing these text amendments and hopes that they will be approved.

Commissioner Oickle asked Mr. Standish if he felt that the density limit of 8 in the Village Business District is OK. Mr. Standish said that it is not necessarily an unreasonable number. He said he is concerned that the flexibility plus clearer standards will allow bad projects to be proposed.

Commissioner Roberts asked if the set-backs were changed in the revised text amendments. Mr.

Gillespie said that the only change is the decrease in the densities.

Commissioner Drake said he is thinking out loud and wonders if the text amendments create problems. He said he believes not, but he is trying to think along the lines of what Mr. Standish was saying.

Commissioner Roberts said that it is weird at the moment since the requirements now are just a free for all. He said the goal with the changes is to guide and enhance development. He said the alternative is to approve something so stringent that no one will propose anything.

Mr. Standish said he believes there should be different standards for different parts of town. One size does not fit all. Mr. Gillespie said that the underlying regulations are not changed by the text amendments. They are adding detail to guide certainty and leaving some flexibility. Mr. Standish said he is more comfortable with what he is hearing tonight than what he understood coming into the meeting.

**Motion:** Commissioner Harley motioned to close the public hearing.

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

**Vote:** 8 - 0 - 0

Aye: Roberts, Knecht, Harley, Jurasin, Munroe, Oickle, Drake, Dean

Nay: None

Abs: None

**Public hearing closed.**

**Motion:** Commissioner Harley motioned to approve the application.

- Commissioner Roberts amended the motion to include the provisions of the November 26, 2008 memo by Peter Gillespie.
- Commissioner Harley agreed to the amendment.

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

**Vote:** 8 - 0 - 0

Aye: Roberts, Knecht, Harley, Jurasin, Munroe, Oickle, Drake, Dean

Nay: None

Abs: None

**Application approved with conditions.**

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

None.

#### **5. MINUTES – Minutes of the November 5, 2008 meeting.**

**Motion:** Commissioner Oickle motioned to approve the minutes.

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

**Vote:** 8 - 0 - 0

Aye: Roberts, Knecht, Harley, Jurasin, Munroe, Oickle, Drake, Dean  
Nay: None  
Abs: None

There was a discrepancy in the Minutes regarding the votes in **APPLICATION NO. 1637-08-Z**.

## **6. STAFF REPORTS**

There were no staff reports.

## **7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING**

There was no public comment.

## **8. CORRESPONDENCE**

Peter Gillespie quickly reviewed 4 correspondence items:

**8.1** A Capitol Region Council of Governments report on a Newington zoning referral.

**8.2** An invitation to attend the Wethersfield Economic Development and Improvement Commission's "*Holiday Salute to Business Event*" on December 3, 2008.

**8.3** November 24, 2008 Monthly Economic Development Report.

**8.4** A letter from the Office of Policy and Management regarding the Plan of Conservation and Development.

Mr. Gillespie said that this particular notice is important because it means the Plan will need to be discussed and updated soon.

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

**9.2 APPLICATION NO. 1644-08-Z. Douglas and Virginia Buck** Seeking Site Plan and Design Review for renovations, addition and associated site improvements to create an Academy of Arts at 411 Hartford Avenue.

## **10. ADJOURNMENT**

**Motion to adjourn** at 10:40 PM – by Commissioner Oickle

**Seconded** - by Commissioner Drake

**Vote:** 8 - 0 - 0

Aye: Roberts, Knecht, Harley, Jurasin, Munroe, Oickle, Drake, Dean  
Nay: None  
Abs: None

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Respectfully submitted,

Kevin T. Sullivan, Recording Secretary