

**WETHERSFIELD PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND MEETING  
April 4, 2007**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Wednesday, April 4, 2007 at 7:00 p.m. in the Wethersfield Police Department Meeting Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

**CALL TO ORDER**

Chairman Hammer called the meeting to order at 7:05 p.m.

**ROLL CALL & SEATING OF ALTERNATES**

Chairman Hammer called roll as follows:

<b>Member Name</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
Joseph Hammer, Chairman	X		
Margaret Wagner, Vice Chair	X		
Philip Knecht, Clerk			X
Thomas Harley	X		
Robert Jurasin	X		
Earle Munroe	X		
Dorcas McHugh			X
Richard Roberts	X		
Frederick Petrelli	X		
James Hughes	X		
Anthony Homicki	X		
George Oickle	X		

Also present:

Peter Gillespie, Director of Planning and Economic Development  
Denise Bradley, Assistant Planner

Chairman Hammer stated that there were 2 full members not in attendance at the time of roll call. He requested the services of alternate members Commissioner George Oickle and Commissioner James Hughes to serve as full members.

**OLD BUSINESS**

**P.H. 2.1 APPLICATION NO. 1553-07-Z. Percon, Inc./5th Avenue Motel Seeking a Special Permit to construct an additional eleven (11) units in accordance with Section 5.2.E.7. of the Wethersfield Zoning Regulations at 1695 Berlin Turnpike.---TABLED FROM 3-20-07.**

Paul Randazzo, Percon, Inc. representing 5th Avenue Motel. Mr. Randazzo stated that he had submitted revised site

plans since the last Planning and Zoning Meeting. He also noted that he met with Mr. Peter Gillespie on-site of the 5th Avenue Motel and under Mr. Gillespie's advisement Mr. Randazzo has listed all of the trees and bushes on the site currently and what will be proposed to add. Mr. Randazzo referenced a site plan map and stated all of the trees and bushes that existed on the site. Mr. Randazzo noted that the Commission had a copy of the original 8"x11" regarding the planting beds. Mr. Randazzo stated that in addition to the previous submissions he has also submitted a letter for modification for the on site plantings.

Chairman Hammer stated that the Commission received a copy of the Wetlands Report dated March 29, 2007, which states that Mr. Randazzo's application for work within the 100 yr. Flood Zone was approved as a Summary ruling with the conditions that the silt fence be extended beyond the tracking pad and the stone drainage ditch be extended to the end of the sidewalk.

Chairman Hammer also referenced the letter dated April 3, 2007 from Percon Inc. regarding the submission of the landscaping plan.

Mr. Peter Gillespie noted that he had met with Mr. Randazzo to discuss his options for providing additional landscaping. He stated that Mr. Randazzo has identified a number of the existing plants and he has added a series of planting beds to attempt to shield the back side of the new building. Mr. Gillespie noted that there is not much more additional area left for landscaping. Mr. Gillespie said that Mr. Randazzo did ask for a modification to the landscaping requirements in writing.

Mr. Randazzo stated that the owner of the 5th Avenue Motel does have a landscaping company to take care of the property.

Chairman Hammer clarified that landscape regulations require more than what Mr. Randazzo has shown and that Mr. Randazzo was asking for a waiver based on the lay of the land, wooded areas, paved areas and no more area to put any more landscaping. Mr. Randazzo stated that he was correct.

Commissioner Oickle asked how the sign was handled in the last meeting. Chairman Hammer stated that they determined it was not feasible to move the sign.

Vice Chair Wagner stated that she would like Mr. Randazzo to show detail on how deep he will be planting the trees. Vice Chair Wagner wants to make sure that the trees have sufficient depth to sustain growth. She asked if Mr. Randazzo could submit that to the planning department, that it would be sufficient for her. Vice Chair Wagner stated that Mr. Randazzo did a nice job.

Commissioner Jurasin asked if there was a memo from the Town Engineer. Mr. Gillespie stated that in an earlier memo he had addressed his concerns.

Chairman Hammer if any one in the public had any comments. There was no one in the audience with any comments.

Commissioner Robert Jurasin made a motion to close the public hearing.

Commissioner Richard Roberts seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Wagner, Roberts, Harley, Jurasin, Oickle, Hughes, Munroe, Petrelli

Nay: None

Abst: None

Commissioner Robert Jurasin made a motion to approve granting the waiver on the landscaping given the site environs, on the condition before planting the applicant gives details on the planting to the satisfaction of staff.

Commissioner Richard Roberts seconded the motion.

Commissioner Roberts clarified that the waiver was to accept plan in lieu of whatever the PZC requirements might be that are more specific.

The members voted as follows (9-0-0)

Aye: Hammer, Wagner, Roberts, Harley, Jurasin, Oickle, Hughes, Munroe, Petrelli

Nay: None

Abst: None

**THE APPLICATION WAS APPROVED.**

## **NEW BUSINESS**

**APPLICATION NO. 1556-07-Z. Century 21 Access** Seeking Site Plan and Design Review for an electronic message center located at 449 Silas Deane Highway.

Dan Thibodeau, Century 21, Access America, 449 Silas Deane Highway stated that he had a sign that was put in place last summer and thought they followed all of the rules and procedures. They were told that they needed to come back to planning and zoning and that is why they are here this evening. Mr. Thibodeau stated that on March 20, 2007 he sent a letter to Mr. Gillespie's office. He noted that prior to the letter he had met with Mr. Gillespie and several people from the staff to make sure that everyone was clear as to what Century 21 was doing with the sign. Mr. Thibodeau said that he had brought information with him as to how other parts of the country deal with signs like these.

Mr. Thibodeau said that he has received a number of comments from people that have seen the signs and enjoy the information that it gives. Mr. Thibodeau stated that they were here this evening to ask the Commission that they be able to continue to use the sign as they are using it.

Chairman Hammer asked that Mr. Thibodeau review the modifications that Century 21 is proposing.

Mr. Thibodeau stated that on February 8, 2007 he had met with Peter Gillespie, Brian O'Connor and Jack Bradley. At the suggestion of staff they came to conclusions. Mr. Thibodeau referenced the second page of the memo dated March 20, 2007 from Century 21 Access America.

Chairman Hammer wanted to clarify for the Commission that under the regulations, if a sign is to have flashing or intermittent varieties of light, it requires approval from the Commission rather than approval from the staff. Mr. Gillespie stated that Chairman Hammer was correct. Chairman Hammer noted that the reason the applicant is before the Commission this evening was for the intermittent light.

Commissioner Jurasin asked if there was anything other than the flashing that the application violates. Mr. Gillespie stated that the application meets all of the other criteria. The request is specific to the flashing, intermittent changing nature of the message on the sign. Mr. Gillespie read the regulation of Section 6.3.I regarding signs.

Chairman Hammer asked Mr. Thibodeau why they can not extend the intervals to greater than 6 seconds. Mr. Thibodeau stated that it was a technical question and he would like to refer to the sign technician for that.

Don Reed, Barlo Signs, New Hampshire, stated that his company has installed these kinds of signs all over New England. He noted that each jurisdiction has different ways of dealing with the signs. Mr. Reed said that what they have found works best is intervals between 3 and 5 seconds. Mr. Reed stated that he felt the goal in this situation, while working with town staff, is to come up with a timing sequence that would not allow a motorist to see more than one message unless they were sitting still. Mr. Reed said that he felt that 6 seconds was a reasonable time to see one message while driving by.

Chairman Hammer noticed in Hartselle, Alabama, one of the ordinances that was submitted, there ordinance says that the sign can not change more frequently than every 10 seconds. Chairman Hammer asked if in Mr. Reed has dealt with towns where there were 10 seconds or longer in terms of their limitations. He also asked what would have to be done to the machine to make the intervals longer. Mr. Reed stated that there are software issues when you try to extend the time intervals. He noted that they machines are used to displaying messages in the 3 to 5 second interval range. Chairman Hammer asked what the longest interval cycle without having to replace the machine. Mr. Thibodeau stated that they have tried to go up to 30 seconds and the machine crashed.

John Zubretsky, Century 21 Access America, stated that he has an employee that only handles this machine for the company. He noted that at the request of Attorney Bradley they tried different intervals. The machine crashed at 30 seconds, 15 seconds and at 10 seconds. Mr. Zubretsky noted that they did not try 9, 8 or 7 seconds. They tried 6 and it worked, so they have left it at 6 seconds. Mr. Zubretsky stated that every time the machine crashes, he has to call Barlo signs and they have to send someone down to fix it and he is billed for this process.

Chairman Hammer asked what the quickest interval has been since the sign has been up. Mr. Zubretsky stated that the quickest interval had been 4 seconds, back in August 2006. He noted that 4 seconds was the recommendation of the sign company. Mr. Zubretsky stated that moving the interval up one second, makes a big difference when adding up multiple messages.

Chairman Hammer asked if it was feasible to change the machine to extend the interval further based on today's technology. Mr. Reed stated that there is a whole integrated system, where the hardware and software is compatible. He noted that in terms of upgrading he would not be able to speculate. The sign is not designed to change in large intervals. Mr. Reed also said that in regards to flashing, the national standard is no less than 1.5 seconds. Mr. Reed stated that he thinks the 6 second interval looks good.

Chairman Hammer stated that he driven by the sign at one time and it had gone through 2 or 3 different cycles in the time that he drove by. Mr. Zubretsky stated that they changed the interval to 6 seconds on March 20, 2007.

Chairman Hammer stated that he was glad that Mr. Zubretsky and Mr. Thibodeau was here and from his standpoint, he wishes that they were working from a clean slate, before the sign was actually up. He hopes that there is some sort of middle ground that they could achieve. Chairman Hammer stated that the frequency of the flashing is what is concerning him.

Mr. Gillespie stated that the ability to change the content on any kind of basis is why Century 21 is at the meeting. Chairman Hammer asked if Century 21 was aware of any comparable signs to theirs in surrounding towns. Mr. Zubretsky stated that there was one at the Fire Department in Rocky Hill. He noted that he does not know the exact frequency of the intervals. Mr. Thibodeau stated that he wished they were working from a clean slate as well. He noted that there was a miscommunication and they thought they did everything correctly. He also said that they genuinely feel that they are putting something out there that is an asset to the town.

Commissioner Oickle asked if every business on the Silas Deane had one of these signs, would it enhance the Silas Deane's look. Commissioner Oickle also felt that the sign is a little garish. He also noted that he was concerned about safety.

Mr. Thibodeau stated that they did not intend to put the sign in first. He noted that he did not know of any accidents that the sign has caused. Mr. Thibodeau said that he was here to defend the sign since they thought they were doing the right thing.

Commissioner Petrelli stated that he has no objection to the 6 second interval.

Mr. Thibodeau stated that he has received many positive comments on the time and temperature feature on the sign. Commissioner Homicki stated that the only comments he had heard about the sign was when the white background was on the sign. Commissioner Homicki asked if there were any complaints to the town staff on a regular basis regarding the sign. Mr. Gillespie stated that there were a couple of complaints by residents before the sign was

installed. Mr. Gillespie and Ms. Bradley stated that they have not received any complaints since the sign was installed. Commissioner Homicki likes the community service aspect of the sign.

Commissioner Roberts had a question in respect to the content. He noted that he did not have a problem with advertising anything that was on site, he is concerned with advertising that would be off site. Mr. Gillespie stated that the clause is specifically written so that those businesses in that building and on that site were limited to that sign. Businesses off site were a different matter. Commissioner Roberts understands that Century 21 is selling real estate, but he does not want other real estate offices putting up billboards to advertise the properties they have for sale.

Commissioner Jurasin noted that he is caught in a situation; he does not want to get into a negative downward spiral in terms of aesthetics. He noted that he heard contradictory statements from Mr. Zubretsky and Mr. Reed regarding the 10 second intervals. Commissioner Jurasin said the he did not hear anything to the contrary from the manufacturer about changing the interval to 10 seconds. He feels more comfortable looking at the 10 second interval.

Mr. Thibodeau stated that he heard Mr. Reed say that the hardware and software work together and Mr. Reed was not as familiar with their hardware to know if it can go from 6 to 10 seconds. Mr. Zubretsky stated that he would give their best attempt to go up in increments to see if the system crashes. Mr. Zubretsky noted that he did not think it was a hardware problem. He feels that they have a state of the art processor in place. He noted that the processor would probably be the least expensive component to fix.

Commissioner Jurasin asked Mr. Zubretsky if he would be comfortable trying to change from 6 seconds to 10 seconds and if they could demonstrate that it does not work that they would come back before the Commission. Mr. Zubretsky stated that they would.

Vice Chair Wagner said that she did not have a problem with the 6 second interval. Commissioner Oickle asked why 1:00 am was picked item 3 in the memo dated March 30, 2007. Mr. Thibodeau stated that a number of people in the room at the time chose 1:00 am, but there was no particular reason that they chose 1:00 am. Chairman Hammer asked if Century 21 was willing to shut off the sign before 1:00 am. Mr. Thibodeau said that if that was what the Commission felt, they would do that. Mr. Zubretsky stated that he would be happy to change it to 12:00 am.

Commissioner Hughes asked if the same message is shown on both sides. Mr. Zubretsky stated yes, it is the same message. Commissioner Hughes also asked if the sign had an auto sensor to determine daylight and fog. Mr. Zubretsky stated that it does have an auto sensor.

Commissioner Harley wanted to clarify the dissolve option. If it dissolves it will not be scrolling. Mr. Reed said that was correct.

Chairman Hammer stated that he was more comfortable with the 10 second interval rather than anything shorter.

Commissioner Jurasin said he although it was not a public hearing he was interested to see if there was anyone in the audience that would like to speak on this matter. Chairman Hammer asked if there was anyone in the audience that would like to speak.

Mary Ann Botticello, corner of Beverly Road and Silas Deane, only concern is that people brake quickly to see what is on the sign. She also noted that she agreed with Commissioner Oickle that the sign was garish.

Tom Vaughan, Vice Chair Zoning Board of Appeals. Stated that he was not here as a representative for the Zoning Board, but in attendance as a citizen of the town. Mr. Vaughan stated that the sign is now up and Century 21 did try to do the right thing. He noted that Century 21 have done a lot of things to try to make this sign right for the town and he did not feel the 6 to 10 second intervals was a big issue.

Mr. Thibodeau noted that the Commission was presented with 2 letters of the sign approval. The two businesses were Tim Horton's and Premier Cleaners.

Commissioner Harley stated that he was comfortable with the 6 second interval.

Mr. Zubretsky stated that the recommendation that he would ask for is that over the next 30 days they would find out the capacity of expanding the interval. The sign operator would make their best effort to increase the interval to 10 seconds and if it was technologically impossible to do that they would write to the Commission and let them know of the inability. He would be happy to oblige by changing the 6 seconds to 10 seconds if technologically feasible.

Chairman Joseph Hammer made a motion to approve **APPLICATION NO. 1556-07-Z** with all of the conditions listed on the March 30, 2007 memo from Peter Gillespie to the Planning and Zoning Commission, modifying condition #3 so that "The sign shall be turned off between the hours of 12:00 am and 5:00 am." Further modify that the messages should not change at intervals less than 10 seconds. Chairman Hammer also added the proviso that if during the next 30 days the applicant determines that it is not technologically feasible to change the interval from 6 seconds to 10 seconds, that the applicant shall provide the Commission with documentation supporting that.

Commissioner Robert Jurasin seconded the motion.

Commissioner Jurasin suggested that any provisions in applicants March 20, 2007 communication be incorporated by Mr. Peter Gillespie.

## **DISCUSSION**

Commissioner Petrelli stated that every time Century 21 comes back to the Commission it costs them money out of their pocket.

Chairman Hammer stated that he would probably not support this sign if they were working with a clean slate. He noted that he is trying to work with Century 21.

Commissioner Homicki stated that the conditions in the March 30, 2007 memo from Mr. Gillespie are sufficient.

Chairman Hammer stated that he has heard negative comments regarding the sign.

Commissioner Hughes does not see the need to bring back the consultant.

Commissioner Roberts stated that the difference between 6 and 10 seconds did not bother him, advertising off site properties does.

Mr. Gillespie read the regulations and they state sign shall pertain to only goods sold, services rendered. The service and goods are the selling of the houses.

Chairman Hammer noted that he is not crazy about the sign, but it is nothing against the applicant.

Commissioner Jurasin requested a roll call vote.

The members voted as follows (4-5-0)

Aye: Hammer, Harley, Jurasin, Hughes,

Nay: Roberts, Wagner, Oickle, Munroe, Petrelli

Abst: None

## **MOTION FAILED.**

Commissioner Fred Petrelli made a motion to approve **APPLICATION NO. 1556-07-Z** with detail noted on the March 30, 2007 memo from Peter Gillespie giving Mr. Zubretsky all consideration to bring the interval on the sign to 10 seconds, or greater than 6 seconds. If there is a problem bringing the interval to 10 seconds the applicant will inform the Commission of the problem. If there is not a problem bringing up to 10 second interval, the applicant will inform

the Commission that he can bring the interval up to 10 seconds.

Vice Chair Peg Wagner made a motion to approve **APPLICATION NO. 1556-07-Z** with the stipulations that are stated in Mr. Peter Gillespie's memo dated March 30, 2007, listed 1-6, including no less than 6 seconds. The turn off time would be changed from 1:00 am - 5:00 am to 12:00 am - 5:00am.

Commissioner Fred Petrelli withdrew his motion and seconded this motion.

The members voted as follows (5-4-0)

Aye: Roberts, Harley, Wagner, Petrelli, Hughes

Nay: Hammer, Jurasin, Oickle, Munroe

Abst: None

**THE APPLICATION WAS APPROVED.**

**P.H. 3.2 APPLICATION NO. 1557-07-Z. Violet Frajko** Seeking a Special Permit in accordance with Section 3.5.2 of the Wethersfield Zoning Regulations to operate a home occupation at 190 Beverly Road.

Violet Frajko, 190 Beverly Road, seeking a permanent permit to operate home occupation.

Chairman Hammer asked if Ms. Frajko will continue with what she is doing. Ms. Frajko replied yes. The parking is on the Silas Deane, no more than 2 or 3 cars.

Commissioner Oickle asked if the town has had any complaints. Mr. Gillespie stated that they have not received any complaints.

Chairman Hammer asked if there was anyone in the public that wished to speak.

No one wished to speak on the application.

Chairman Hammer asked if there was going to be a time limit on the application. Mr. Gillespie stated that Ms. Frajko was asking for approval once and for all. Chairman Hammer asked if notice was given to the neighbors regarding the hearing. Mr. Gillespie stated yes, there was notice given. Chairman Hammer also asked if there was a sale of the dwelling if the new person wanted a business. Mr. Gillespie stated that unless it would have to be the same exact business and they would comply with the exact conditions they would have to come back to the Commission.

Commissioner George Oickle made a motion to close public hearing

Commissioner Jim Hughes seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Wagner, Roberts, Harley, Jurasin, Oickle, Hughes, Munroe, Petrelli

Nay: None

Abst: None

Commissioner George Oickle made a motion to approve **APPLICATION NO. 1557-07-Z.** with no time stipulations with the same four conditions stated in the March 26, 2007 memo from Mr. Peter Gillespie.

Commissioner Richard Roberts seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Wagner, Roberts, Harley, Jurasin, Oickle, Hughes, Munroe, Petrelli

Nay: None

Abst: None

**THE APPLICATION WAS APPROVED.**

**P.H. 3.3 APPLICATION NO. 1560-07-Z. Min Guo** Seeking a Special Permit in accordance with Section 5.8 of the Wethersfield Zoning Regulations for the sale and dispensing of alcoholic beverages at 188 Silas Deane Highway.

Min Guo, East Buffet, 188 Silas Deane Highway. Mr. Guo stated that they have been in business for 3 to 4 years.

Chairman Hammer asked if there have been any complaints on issues of non compliance. Mr. Gillespie stated that there have been no complaints.

Commissioner Oickle asked if there are any other establishments nearby with a liquor license. Mr. Gillespie said that there is a map in the packet that shows there is nothing nearby.

Mr. Gillespie stated that there were 3 conditions in the March 26, 2007 memo that were approved by the ZBA that he suggested the Commission continues to carry over.

Commissioner Jurasin asked if this application will have a time limit.

Vice Chair Peg Wagner made a motion to close the public hearing.

Commissioner George Oickle seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Wagner, Roberts, Harley, Jurasin, Oickle, Hughes, Munroe, Petrelli

Nay: None

Abst: None

Commissioner George Oickle made a motion to approve **APPLICATION NO. 1560-07-Z** with three conditions stated in the March 26, 2007 memo from Mr. Peter Gillespie as well as no time limit.

Commissioner Thomas Harley seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Wagner, Roberts, Harley, Jurasin, Oickle, Hughes, Munroe, Petrelli

Nay: None

Abst: None

**THE APPLICATION WAS APPROVED.**

**APPLICATION NO. 1561-07-Z. Connecticut Imaging Partners, LLC** Seeking Site Plan and Design Review to park a mobile MRI van at the back of 1260 Silas Deane Highway.

Bob Rice, Jefferson Radiology, stated the intentions with the mobile van.

Commissioner Oickle asked why it was 5 days a week and it is not put inside. He also asked if they were coming in for an expansion. Mr. Rice stated that eventually they will expand.

Commissioner Oickle also asked if they have met all of the criteria. Yes, they have met all of the criteria. Commissioner Oickle asked if the staff has received any new requests. Mr. Gillespie stated that the only difference from the 2000 request and this request is that the trailer is now proposed to stay at the location rather than moving from one location to another.

Commissioner Homicki asked if Connecticut Imaging Partners was a taxable entity or a non taxable entity. Commissioner Hughes asked if the piece of equipment is taxable and is housed in Wethersfield will Connecticut Imaging Partners pay taxes. Jean Conover stated that Connecticut Imaging Partners is leasing the mobile van from another company, that company will pay the taxes to the Town of Wethersfield.

Mr. Gillespie stated that late this afternoon there was a request to install a fence approximately 64 feet x 21 feet, height 6 feet with access gates. This would provide security around mobile unit and would be a vinyl fence to satisfy the Fire Marshall.

Commissioner Richard Roberts made a motion to approve **APPLICATION NO. 1561-07-Z.**

Commissioner Anthony Homicki seconded the motion.

Aye: Hammer, Wagner, Roberts, Harley, Jurasin, Oickle, Hughes, Munroe, Petrelli

Nay: None

Abst: None

**THE APPLICATION WAS APPROVED.**

## **OTHER BUSINESS**

**PRE-APPLICATION REVIEW Providian Builders** is seeking preliminary review of a design concept to change the zone from Business Park (BP) to Special Residential Development (SRD) to allow for residential development on Progress Drive.

Frank Settino, Providian Builders and Chris Hill, Blue Moon Design seeing if there is any interest in the Town of Wethersfield to grant zone change for special residential development for Progress Drive. The development will consist of 80 townhouse style units.

Mr. Settino stated that this would be high end housing, not rentals. He noted that this is all preliminary and he wants to make sure that he is not spinning wheels.

Mr. Hill showed the Commission the 2 different condo styles.

Chairman Hammer asked what the size of the condos will be. Mr. Settino said that the condos will be 1600-1800 square feet. He stated that he would sell them for roughly \$249,000.

Commissioner Jurasin asked what currently resides on Progress Drive. Progress Drive is a dead end street and CREC is located on the street. The development would be on the east side of Progress Drive. The west side would be the Berlin Turnpike.

Commissioner Jurasin asked if this development would take up the rest of the buildable land in the Progress Drive area. Mr. Gillespie stated that he was correct.

Mr. Settino said that due to the lay of the land the project would be completed in two stages.

Commissioner Oickle told the Commission of town background regarding residential vs. commercial zoning.

Commissioner Jurasin asked Mr. Settino if he was the owner of the Progress Drive property. Mr. Settino stated that he was not the owner. Mr. Settino said that he was before the Commission this evening to see if they would entertain the thought of changing the Progress Drive zone to residential. Mr. Settino also noted that he would visit CREC, Kahn and write letters to see if there is community support toward this development.

Mr. Settino said that he would have no more than 75-80 units in the development.

Mr. Gillespie stated that there are currently outstanding issues with Progress Drive road.

Chairman Hammer stated that he is struggling with balance between commercial versus residential, he would like to get a better handle on what is feasible to build in that area. Commissioner Roberts stated that it would be helpful for Mr. Settino to talk to the neighbors in the area to gain a level of opposition he might be expecting. Mr. Settino said that he was willing to work with everyone to gain a sense of direction.

Chairman Hammer asked if Mr. Gillespie could produce information to show hypothetically developing X sqft of office vs. X # of condos. Mr. Gillespie said that he could get ballpark figures for the Commission.

Chairman Hammer told Mr. Settino that it seems that no one on the Commission is telling him that the proposal is not good. He stated that everyone has questions and are not quite sure where they stand. Mr. Settino said that was good enough for him to take the plans to the next level.

Chairman Hammer thanked Mr. Settino for coming this evening.

## **PROGRESS DRIVE SUBDIVISION STATUS**

Mr. Gillespie noted that the subdivision was originally proposed and structure started by Mr. Mangiafico and it was lost to a foreclosure. The new owner has let the property continue to deteriorate only binder course was put down. There are large structural holes in the road. There is a catch on lot 4 for an amount of up to \$159,500 to complete the improvements and finish the road so that the town can accept it into part of the town street system. Mr. Gillespie stated that the Town Engineer has solicited bids from various proposals and unfortunately the number was higher than what the town has an amount to cover. Mr. Gillespie noted that the Town Manager is still interested in pursuing getting the road completed.

Mr. Gillespie stated that it would be helpful for the Planning and Zoning Commission to support the pursuit in getting this road complete. Mr. Gillespie noted that tonight's presentation by Mr. Settino adds another wrinkle in the project, but it needs to keep moving forward.

Mr. Gillespie said that CREC has submitted letters to encourage the town to do something about the road. Currently the road is not considered a town road.

Commissioner Roberts stated that the Commission should not endorse the proposal based on Mr. Settino's presentation this evening.

## **MINUTES**

Minutes of the March 20, 2007 meeting.

Commissioner Richard Roberts motioned to approve [the Minutes of the March 20, 2007 meeting](#).

Commissioner George Oickle seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Wagner, Roberts, Harley, Oickle, Petrelli, Jurasin, Munroe, Hughes

Nay: None

Abst: None

## STAFF REPORTS

Mr. Gillespie noted that Rocky's Ace Hardware installed a fence in the back of the store for the storage of stone without permission. It is only accessible from inside the store. They would also like to install a propane dispensing machine. Mr. Gillespie asked if the Commission would like to review this. Vice Chair Wagner stated yes, the Commission would like to review this.

Mr. Tartaglia has invited the PZC to come and personally tour the Ridge Road project with him. He would like Mr. Gillespie to set this up. Only 4 Commissioners at any one time could go.

Commissioner Roberts asked if the Commission could have a moratorium on electronic message centers for 3-6 months. Commissioner Jurasin suggested that this be put on next meetings agenda.

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

There were no public comments.

## CORRESPONDENCE

- 8.1 A memo from the Department of Economic and Community Development (DECD) regarding the Affordable Housing Land Use Appeals List.
- 8.2 A memo dated March 23, 2007, from Michael Turner to Bonnie Therrien regarding MDC Fees.

## PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS

**P.H. 9.1 APPLICATION NO. 1552-07-Z. CP Equity Holding, LLC** Seeking a Special Permit, in accordance with Section 5.2.A.2. of the Wethersfield Zoning Regulations, to renovate existing structures, construct an additional building, convert property into a mixed retail, office and residential development and associated site improvements at 249-263 Main Street. **9.2 APPLICATION NO. 1558-07-Z. Vinnie DeFillipo** Seeking Site Plan and Design Review to construct two (2) new structures for office use and associated site improvements at 1912 Berlin Turnpike. **P.H. 9.3 APPLICATION NO. 1559-07-Z. CP Equity Holding, LLC** Seeking a Change of Zone from B Residence to Village Business (VB) Zone at 249-263 Main Street. **P.H. 9.4 APPLICATION NO. 1562-07-Z. Lisa Enxuto** Seeking a Special Permit in accordance with Section 3.5.B.4 of the Wethersfield Zoning Regulations to park a recreational vehicle larger than permitted in a residential zone at 46 Kimball Road.

## ADJOURNMENT

Vice Chair Peg Wagner motioned to adjourn the meeting.

Chairman Joseph Hammer seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Wagner, Roberts, Harley, Oickle, Petrelli, Jurasin, Munroe, Hughes

Nay: None

Abst: None

The Meeting was adjourned at 10:25 p.m.

Respectfully submitted,

Lori Keleher

Planning and Zoning Recording Secretary