

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING
October 2, 2007**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday October 2, 2007 at 7:00 p.m. in the Wethersfield Police Department Meeting Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

CALL TO ORDER

Chairman Joseph Hammer called the meeting to order at 7:10 p.m.

ROLL CALL & SEATING OF ALTERNATES

Clerk Knecht called roll as follows:

Member Name	Present	Absent	Excused
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 (7:25)		
Frederick Petrelli			X
James Hughes	X		
Anthony Homicki			X
George Oickle	X		

Also present:

- Peter Gillespie, Town Planner
- Denise Bradley, Assistant Planner

Chairman Hammer stated that the commission was short members even with the alternates and the laws require 5 votes to approve an application.

OLD BUSINESS

There was no old business.

NEW BUSINESS

3.1 PUBLIC HEARING APPLICATION NO. 1585-07-Z. Rocky's Ace Hardware Seeking a Special Permit for the

installation of a portable above ground propane dispensing station at 200 Silas Deane Highway.

David DeTuccio from Bemer Petroleum 210 Commerce Street Glastonbury is the supplier of propane. Rocky's Ace Hardware submitted an application for an installation of an above ground propane dispensing station at the corner of their garden center. The portable dispensing station will contain a 1000 gallon propane tank affixed to a rack. It will be used to dispense propane into barbeque tanks, forklift tanks, portable heating tanks and campers.

Mr. DeTuccio stated that they go on site and look at the location and go over a game plan with the Fire Marshal to make sure they will be meeting theirs and federal requirements which include:

- A chain linked fence
- 2 entrances/exits
- Electric motor to turn the pump to push propane into a tank
- Providing extensive training to the attendants, Test, and issue a certificate
- Signage - No Smoking and a sign pertaining to what is in the tank
- Concrete metal posts on the outer perimeter for crash protection
- Filling scale
- Fire extinguisher
- Removing of old rusty tanks or ones with leaks

Chairman Hammer asked what part of the building the enclosure was going to be at. Mr. DeTuccio stated that it will be located on the southern side of the building, the back right corner near the garden center. Chairman Hammer asked if it would be visible from the Silas Deane Highway and Mr. DeTuccio stated yes. The enclosure has a ramp way that is currently being used in the garden center for a forklift. They have designed it so that a 3 foot portion of the tank will be in the garden center and will meet the code compliances of the Fire Marshal. The tank will still stick out about 20 feet. There will be a 6 foot chain linked fence that is also required by the Fire Marshal.

Clerk Knecht asked how they will keep kids away. Mr. DeTuccio stated that the enclosure will be locked off on off hours and there will be an emergency stop switch and they will be able to power it down by its own circuit breaker. This is the standard setup and usually business owners will go out and shut the valves off at the end of the day.

Commissioner Oickle wanted to know if slats can go in the fence. Mr. DeTuccio stated that they cannot. They are made out of a vinyl material that is flammable and the State Fire Marshal will not allow it. They want to be able to spray water in an event of a structural fire on the building without obstruction. They do allow shrubbery but that is up to the owner.

Commissioner Oickle also asked about the turn that bigger trucks will need to take to get around the corner. Mr. DeTuccio looked at it with the Fire Marshal and they saw vehicles clearing the corner but if a truck driver did happen to cut the corner short that is one of the reasons they requested the crash posts.

Commissioner Oickle asked about lights. Mr. DeTuccio stated that the enclosure for the garden center has lighting that they believe it to be adequate for the enclosure where the tank will be.

Commissioner Munroe asked if there has been any reaction from other merchants. Mr. DeTuccio stated they did send out letters which was required and there was no feedback but they have found that in other plazas with a layout like this the business owner liked it because more consumers are being brought in which generate extra volume for them.

Commissioner Munroe questioned the hours of operation. Ralph Devito Director of Operations for Rocky's Ace stated the hours for operation for the propane will be the standard operating hours of the store Monday thru Saturday 8am-8pm and Sundays 9am-6pm.

Audience:

Rich Chamberland 18 Highcrest Road had a question in regards to purging. He wanted to know if there was a blow off on the propane and if there was is there a concern for local merchants that may have an air intake. Mr. DeTuccio stated that if a tank comes in to be refilled they have to enter vapor propane into the tank and it does have vent off but federal requirements are that there cannot be an intake within 10 feet of the vent stack. They are well over 25-30 feet away from the building. The purge kit is a device that is affixed to the fence and vaporizes off. Mr. DeTuccio stated that propane is non-toxic and is an environmentally safe product. There will be a very minimal amount dispersed into the air and there will be no safety hazard to anyone walking by.

Commissioner Oickle asked about the safety record of the equipment and if there have been any accidents. Mr. DeTuccio stated that the incidents might come from an attendant that hasn't been trained but they have a 100% excellent training program with Rocky's Ace that when ever they get summer help they call them to make sure their summer help gets proper training. He believes that the incidents that could occur come from lack of training when businesses hire their summer help without giving them the proper training.

Commissioner Munroe made a motion to approve the application with the condition that the applicant look into removing a parking space to add shrubbery to shield the area where the tank will be.

Commissioner Oickle seconded the motion

The members voted as follows (6-0-0)

Aye: Hammer, Harley, Munroe, Knecht, Oickle, Hughes

Nay:

Abst: None

APPLICATION WAS APPROVED.

3.2 PUBLIC HEARING APPLICATION NO. 1586-07-Z. Robert Dillon Seeking a re-subdivision for the creation of one (1) new lot at 233 Highland Street.

Chairman Hammer announced that Commissioner Roberts has joined.

Paul Hallisey, Civil Engineer from Hallisey, Pearson, and Cassidy in Rocky Hill. He is speaking on behalf of Mr. Dillon. They are proposing to create 2 lots that are in the A-1 zone and meet all the conditions at 233 Highland Street. Presently there is an uninhabited one story brick building on the lot. They are planning on demolishing it and build a new house closer to Highland Street. They plan on keeping the driveway in the same spot. The other lot would be created with the front on Stonegate and a new driveway. The property is heavily wooded and trees will have to be removed. Mr. Hallisey stated that water service will be installed for both properties. The existing house is on a well system that will be filled. All utilities will be underground. Mr. Hallisey referenced a memo dated September 24, 2007 from Mike Turner (Town Engineer). He stated that he didn't see a problem with meeting all the conditions.

Mr. Hallisey stated that the proposed houses will be colonial style with vinyl siding compatible to the area. The applicant is using an architect to design them.

Commissioner Oickle commented on how sloped the site is and when the house is knocked down he hopes they will level it more. He also mentioned about the stone wall along the side of the property. Mr. Hallisey stated that they will be removing the wall and relocating it onto the property reusing the stone. Commissioner Oickle questioned the slope on the second driveway. As referenced in the memo from Mr. Turner because of the grade it may require curbing. Mr. Hallisey stated that the driveway will be 10% sloped and is within the town requirements but curbing is not a bad idea.

Commissioner Oickle questioned the buildable square reference in the memo dated September 21, 2007. Denise

Bradley stated that the applicant did receive the variance for having less than the required buildable square. Mr. Hallisey stated they are about 15 feet over

Commissioner Munroe questioned drainage on the property because of the slope to it. Mr. Hallisey stated that is why they are recommending a swale between the two properties and that the town engineer wants them to put a yard drain to intercept the drainage and then run out to the street.

Nancy Andrews, 21 Stonegate Drive read from a statement she wrote that she will be directly impacted by whatever decision is made. She stated that she went to the Zoning Board of appeals with a petition signed by her neighbors objecting to the plan to grant a variance to split the land a year ago. She stated that she sent a letter to Ms. Therrien, Town Manager with disputes and she never received a response but was told to hire an attorney. She provided a copy of the letter to the commission. Mrs. Andrews stated that she did contact an attorney and was told she had an excellent case and that they would win if they went to appeal but unfortunately they did not have any money to appeal. She wants the town to look at the interest of all the families on the street and not just one. Mrs. Andrews stated that the lot being proposed sits next to her lot and is 5000 square feet less than hers. She does not feel that the proposed lots fit the characteristics of the area. She stated that the current site plan calls for a 12 foot side yard but according to the ZBA minutes dated July 24, 2006. The minutes read that there will be 16 feet between the two properties. Mrs. Andrews provided a copy of the minutes to the commission. She has stated that the road for Stonegate was built as an association with a number of restrictions in place and that the stone wall was built by the developer who built the road. She stated that she would like the commission to consider all she had said and take action which is in the best interest of the residents of Stonegate Drive.

Filomena Marinelli, 16 Stonegate Drive stated she agrees with Mrs. Andrews and she is opposed to having two homes built on the property. She stated that she is concerned of the devaluation of their properties once the lot is split and two homes are built. Mrs. Marinelli mentioned that she attended the Planning and Zoning board meeting one year ago to ask that the variance not be approved. The reason was because of the stone wall at the entrance of the street was going to be destroyed. She has been told that the stone wall belongs to the existing stonegate association. She would like the commission to take into consideration all the information that has been presented.

Rich Chamberland, 18 Highcrest Road stated he does not see how these two homes will fit in the area. He thinks that the homes will look out of place. He stated he does not think that opening the door for this to be done is a good thing.

Jeff Lindquist, 53 Stonegate Drive, stated he wanted to go on record that he is strongly opposed.

Commissioner Hughes asked if he had any covenants on the deeds for Stonegate. Mr. Lindquist stated that he could not speak to the technicality of it. His opposition is based on esthetics.

Aaron Friedman, 45 Stonegate Drive answered the question asked by Commissioner Hughes. He stated that when they purchased the property 32 years ago they were given a set of deeds and restrictions filed with each property. It also mentioned the stone wall that they all ended up putting money into the build of it. They did maintain insurance on the stone wall for a number of years. They have maintained it by collecting money from everyone on the street to repair and keep it clean but it hasn't been something they done for awhile. Mr. Friedman stated that he doesn't think it is fair that the new house will be sitting right on top of the Andrews property. Mr. Friedman also stated that he opposes and doesn't think it will be in keeping to the other houses on the street. He does not think it will increase or maintain their property value. Commissioner Munroe questioned the document Mr. Friedman was reading from. He stated it is the Declaration of Covenants and Restrictions to Stonegate Subdivision of Wethersfield Connecticut. Commissioner Munroe asked if the association was still in existence. Mr. Friedman stated that the association was good for 30 years and it has not been renewed. Commissioner Roberts asked if the property on Highland Street was subject to those restrictions. Mr. Friedman did not know.

Mr. Chamberland stated that by allowing this possible subdivision he does not want it to be an open door other people to divide their land. He stated that if this gets approved is there a way they can let the people on Stonegate and surrounding area a chance to review how the house will look and be built.

Gina Zaino, 29 Stonegate Drive, is opposed and that she knows of people who were willing to buy that property and

put up just one home.

Mike, Coldwell Banker, stated that with those two houses going up will actually increase the value of the entire area.

Fred Turner, a realtor, says that he has a few listings in the area that they are having a tough time selling. He wanted to know what the square footage would be on the houses. He stated that if the houses were going to be less than 2400 square feet it will decrease the value.

Daniel Andrews, 21 Stonegate Drive, owns the property on the northern border of the proposed lot. He stated that the proposed property will be 8 yards away from his house he has 11 windows on that side of his house. Mr. Andrews stated that as of now they have a dry basement and no puddling in yard. He wants reassurance that he will not have a problem after this.

Chairman Hammer had a couple of questions to Mr. Hallisey:

1. Is the lot on the application subject to the same restrictions as the neighbors are?
2. Whose property the stone wall is? Is there anything on the land records that gave the developer or the association rights to maintain?

Mr. Hallisey stated that they have not done title search but they did check the deeds. He stated that they are planning to rebuild the wall on their property not town property with the same stone.

Audience Member-

Karen Dunn, 37 Chapin Drive Rocky Hill stated that the property belonged to her father-in-law and that land was not part of the original sub-division.

Mrs. Andrews stated that in her covenant, her only copy, states that the title to the wall shall be in the association as a benefit to its members.

Chairman Hammer would like to keep the hearing open until the next meeting and that the applicant comes back with:

- Documentation on whether or not the properties were ever subject to the association rules and restrictions.
- Any agreement, record or documentation on who has rights to the stone wall.
- Looking into moving the 2nd lot a little away from existing home.

Commissioner Oickle made a motion to continue **APPLICATION NO. 1586-07-Z** at the next meeting.

Commissioner Hughes seconded the motion.

The members voted as follows (7-0-0)

Aye: Hammer, Knecht, Harley, Munroe, Roberts, Oickle, Hughes

Nay: None

Abst: None

3.3 PUBLIC HEARING APPLICATION NO. 1587-07-Z. Silas Robbins Bed & Breakfast/John & Shireen Aforismo Seeking a Special Permit to host special events at 185 Broad Street.

Attorney Alec Kerner with Gersten out of Hartford is representing John and Shireen Aforismo. He wanted to point out a couple of items.

- Property received a variance in 2001 for the operation of a business

- Property is a 2 acre lot with a side yard of approx. 3/4 of an acre.

Attorney Kerner stated that the home is a show piece and that Shireen and John have put in enormous amounts of effort, money and time to make it what it is. He thinks that what they have done is a credit to the community.

John Aforismo currently resides at 49 Broad Street; soon to be 185 Broad Street stated that on August 18, 2007 they had a family affair at the Silas Robbins house. There was traffic and a few issues but they have talked to Police Dept prior. They also had a meeting with Peter Gillespie, Brian O'Connor and the Fire Marshal Gary Santoro. They talked about the activities that the Aforismo were looking to host and at the time they did not know. They have had a number of enquires from people who would like to have small wedding at there place. Mr. Aforismo passed out a 4 page document dated October 2, 2007 to the entire commission which he had read word for word.

Chairman Hammer read memos

1. Dated October 2, 2007 from Mark Trahan 21 Robbinswood Drive. Mr. Trahan letter stated he is in support of the idea.
2. Dated October 1, 2007 from Tom and Holly Landers 205 Broad Street. A portion of the memo stated that it will put an unnecessary burden on the neighborhood and not enhance the neighborhood in which the Silas Robbins House resides.
3. Dated October 2, 2007 from Clifton P. Stalph a resident of Old Wethersfield. Mr. Stalph stated that he cannot support the Silas Robbins House becoming a commercial outdoor wedding facility for profit.
4. Dated October 1, 2007 from John M. Jezowski 15 Robbinswood Drive. Mr. Jezowski stated that he does not support any commercial activities beyond the current zoning laws and statutes of the town with regard to public events to be held on private property. Also, he does not support any modification of any laws, statutes or granting of variances, permits to allow commercial events.
5. Dated September 28, 2007, from Gary S. Santoro - Fire Marshal.
6. A referral from the Central Connecticut Health District
7. Dated October 1, 2007, from Thomas G. Le Clair - Clearing House Auction Galleries. Memo stated that there is an agreement with them and the Aforismo family for parking rights.

Clerk Knecht asked how many rooms are in the Bed & Breakfast. Mr. Aforismo stated there were 5 and if there was an event the wedding party would have to rent all 5 rooms.

Audience:

Bill Wurts, 49 Robbinswood Drive thinks the house should be shared. He supports the idea.

Ms. Starkowski, 98 Broad Street reference a grocery store on Hartford Ave that had requested picnic tables in front of the store and was turned down because it caused a parking problem. Also reference The Carbone's who wanted to turn the tavern into a wedding facility and they too were turned down because of parking.

Renee Starkowski stated that she loves what the Aforismo's have done. She had a conversation with Mr. Aforismo suggesting to have 6 weddings instead of 12. Ms. Starkowski also stated that he has concerns for the children around the green and that with the weddings there would be drinking and driving and it needs to be taken into consideration. She has also mentioned she does not like the parking on the green. Ms. Starkowski also mentions in her conversation with Mr. Aforismo she asked who was responsible for the clean up and Mr. Aforismo stated the tax payer. She has an issue with that.

Laurie, Maple Street Wethersfield, stated that she is a supporter of the idea and is a wonderful asset to the town.

Renee Starkowski also stated that she was told by Mr. Aforismo that she was not allowed on his property because he thought she filed a compliant with the town. She says she has not.

Ellen Spratlin, 115 Broad Street, long time Old Wethersfield residents and has known the Aforismos for over 25 years. She says that they are impeccable people and that they would not jeopardize all they have done in the house to have parties that would ruin the green and safety. Ms. Spratlin stated she is a supporter of the idea and to try the 6 events for a year.

Frank Dellaripa, 37 Robbinswood Drive, is in support of the proposal.

Judy Keane, 126 Broad Street, is in full support of the Aforismo's attempt to hold weddings at the house. Ms. Keane wanted to remind everyone that The Green has always had a lot of activity and it always has had trash especially after a weekend and the town crews do an excellent job at picking up. She stated she does not believe there will be an increase in the amount of trash.

Frank Morris, 188 Broad Street, has lived there for 70 years. He stated that when he was a child he was not allowed to play ball on the green. Now there are activities on The Green and people are parking on the grass. He stated he does not care of the Aforismo's have weddings or music but he does not want to see people parking on The Green.

Richard Haase, 155 Jail Hill Road Haddam, CT, is the director of the Haase Family LLC and owns the house on 179 Broad Street. Mr. Haase read a memo for the record and was going to provide copies. He stated that he was not happy that the house was being turned into a Bed and Breakfast but was better than it deteriorating. Mr. Haase stated that he thinks that once the Aforismo's are approved to hold weddings that they will eventually end up holding fundraisers, corporate meetings, political events etc. He stated that he thinks I will be a dangerous establishment for The Green.

Ann Kuckro, 471 Main Street, supports the permit to host weddings but wants it to be controlled by the number of weddings they can host, the hours of the weddings, and the level of the sound.

Gerry Nash, Groom from Rocky Hill, had wedding at the house. He stated that the house is the future of this town. He stated that Mr. Aforismo thinks hard before he makes decisions.

Grace Hayes, 139 Broad Street, stated she is in favor.

Howard Willard, 38 Robbinswood Drive read a memo on behalf of Howard and Margaret Willard, 141 Main Street. The Memo stated that they think it is a positive feature to the town and that they urge the commission to pass the application.

Greg Norsigian, 334 Fox Hill, speaking on behalf of he mother Alice Norsigian 43 Robbinswood Drive. He stated that concerns of his mothers are parking, traffic and safety. He says that it was once a quite street turned into one of people driving through looking at the restoration once sometimes twice around. Mr. Norsigian stated that he is concerned of creeping commercialism. He stated he is not opposed nor in favor.

James Evans, 57 Broad Street, supports the idea

Mary Quirk, 44 Robbinswood Drive, property adjoins the Aforismo home and she is directly impacted. Mrs. Quirk stated she wants to see them succeed and she supports the idea but wants weddings to end at 6:00pm and that revisiting it again in a year is a good idea.

Dan O'Connor 34 Dorchester stated that he remembered that after the house burned down 6-8 years ago the owners then talked about knocking it down and sub-dividing to make 4 new homes. Mr. O'Connor was sitting on the council at that time and he remembered the council thought it was a horrible idea because it would bring down the property values in that area. Mr. O'Connor stated that the decision that was made to restore that home has benefited everyone living on The Green. Mr. O'Connor referenced the fight about the turf on Cottone Field and now it is one of the best fields in the state. He thinks that it will draw people to Wethersfield and he supports the applicant. He suggested to work out the plans and revisit it again in a year.

Michelle Cottone stated that she worked with the applicant for 9 months and that this is the beginning of a wonderful

thing for the town and she supports them. She stated that grass grows back.

Heather Anderson, 72 Broad Street, concerned as a parent about the safety of parking and traffic. She likes the shuttle idea but wants a one wedding trial to work out kinks.

Seth Paine 22 Broad Street, agrees with Ms. Anderson thinks that there should be a meeting after each wedding or event to talk about the issues.

Jean Garrity 44 Tobler Terrace references the Jr. and Sr. Proms that meet on The Green every year with people parking everywhere. Her sons worked at the wedding that was held and they were responsible for the parking. There was no litter because everything was cleaned up. They made sure everything was done right.

Joe Bordieri 150 Broad Street, stated he and his wife would really like to see this happen and that the Aforismo's will do the right thing. He stated that they should revisit in a year.

Gerry Hayes 139 Broad Street is in favor.

Sam Spratlin 115 Broad Street is in favor.

Ms. Starkowski gave the commission a memo and then read it. Memo referenced incidents that she came upon on The Green.

Ms. Kuckro thought that if the driveway cut through the island that it would allow people to get directly to Broad Street without having to go around Robbinswood.

Mr. Landers is concerned about safety and would suggest that there be no parking on Robbinswood.

Commissioner Oickle suggested that the staff present a set of recommendations or analysis of it and to research some of the issues that have been brought up. He asked the applicant other than the shuttle what other evaluations he has made for parking. Mr. Aforismo stated he went to the Police Dept and Parks and Rec and was told that they could park around the green making sure that traffic was north to south without any obstructions. They also said that they could park directly on the green pulling in. Mr. Aforismo stated he is not doing this to make a commercial enterprise.

Commissioner Roberts wants to continue meeting with the applicant refining his 4 page memo and taking into account some of the other issues that were raised. He stated he would like to see a proposed list of stipulations for a trial period special permit to deal with and address the issues raised.

Commissioner Harley agrees with Commissioner Roberts. He stated he wants the applicant to work with staff and come up with a list.

Commissioner Hughes agrees with both Commissioner Roberts and Harley and that the applicant work with the Police Dept creating a barrier for Robbinswood is an option and thinks that a 1 year trial is an excellent concept.

Commissioner Munroe was ready to move to approve the application for a 1 year trial with stipulations but Commissioner Oickle was not ready to make a motion that there are unanswered issues.

Attorney Kerner stated he would like to keep the hearing open and likes the idea of the applicant coming up with a list of guidelines to go over with staff and the Police Dept. He stated there are a lot of people in favor and that alone speaks volumes.

Commissioner Roberts made a motion to continue meeting for October 16, 2007 and that the applicant is to come up with a list of guidelines for staff and the police department to go over parking and look into the shuttle and answer questions that have been raised.

Commissioner Hughes seconded the motion

The members voted as follows (7-0-0)

Aye: Hammer, Knecht, Harley, Munroe, Roberts, Oickle, Hughes

Nay: None

Abst: None

OTHER BUSINESS

4.1 C.G.S. § 8-24 Review No. 05-07 - Town Purchase of YMCA Property located at Lot 47 Prospect Street.

Mr. Gillespie stated that the property is located east of the Wethersfield United Methodist Church and that it runs from Prospect Street and abuts Mill Woods Park. The land would be used as open space.

Commissioner Roberts made a motion to give a positive report for the purchase of this property for passive recreation only.

Commissioner Hughes seconded the motion

The members voted as follows (6-0-1)

Aye: Knecht, Harley, Munroe, Roberts, Oickle, Hughes

Nay: None

Abst: Hammer

MINUTES

Commissioner Oickle asked that the 10th vote be removed in two areas.

Commissioner Oickle made a motion to approve [the minutes from September 18, 2007](#)

Commissioner Roberts seconded the motion.

The members voted as follows (7-0-0)

Aye: Hammer, Knecht, Harley, Munroe, Roberts, Oickle, Hughes

Nay: None

Abst: None

STAFF REPORTS

No staff reports.

PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING.

There was no one in the public that wished to speak.

CORRESPONDENCE

8.1 A letter dated September 18, 2007, from Bonnie Therrien to Fred Clark regarding the Little Red School House.

8.2 A letter dated September 20, 2007, letter to the Historic District Commission and Planning and Zoning Commission regarding proposed parking lot improvements at Hanmer Elementary School.

8.3 A letter dated September 23, 2007, from Glen Parchmann of Liberty Tax Service to Bonnie Therrien.

8.4 A copy of Public Act No. 07-218 *An Act Concerning the Sale, Lease or Transfer of Municipal Property*.

PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS

PUBLIC HEARING APPLICATION NO. 1581-07-Z. 61 Arrow Road LLC. Seeking a Special Permit in accordance with Section 5.2.H.4 of the Wethersfield Zoning Regulations to construct a storage facility with exterior access to storage bays at 61 Arrow Road.---TABLED FROM 9/18/07.

PUBLIC HEARING APPLICATION NO. 1588-07-Z. Hines Sudden Service Seeking a Special Permit in accordance with Section 5.2.F.4., of the Wethersfield Zoning Regulations to construct a 2,900 s.f. restaurant with a drive-up window and in accordance with Section 5.6.D., of the Wethersfield Zoning Regulations for an exception to the minimum front yard setback requirement at 31 Town Line Road.

ADJOURNMENT

Commissioner Robert made a motion to adjourn the meeting.

Commissioner Hughes seconded the motion.

The members voted as follows (7-0-0)

Aye: Hammer, Knecht, Harley, Munroe, Roberts, Oickle, Hughes

Nay: None

Abst: None

The meeting was adjourned at 10:12 p.m.

Respectfully submitted,

Amy Chodorowski
Planning and Zoning Recording Secretary