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**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING
December 5, 2006**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, December 5, 2006 at 7:00 p.m. in the Wethersfield Police Department Meeting Room, 250 Silas Deane Highway, Wethersfield, Connecticut

CALL TO ORDER

Chairman Joseph Hammer - absent

Vice Chairman Margaret Wagner called the meeting to order at 7:10pm.

ROLL CALL & SEATING OF ALTERNATES

Clerk Knecht called roll as follows:

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

Also present:

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

Vice Chairman Wagner noted that there were 3 members absent at the time of roll call and requested the services of alternate members George Oickle, Anthony Homicki and James Hughes to serve as full members.

OLD BUSINESS

None

NEW BUSINESS

3.1 APPLICATION NO. 1546-06-Z. Cingular Wireless Seeking Site Plan and Design Review to exchange telecommunications antennas on existing monopole with associated equipment cabinets at the base at 23 Kelleher Court.

David Osuch Cingular Wireless, John Blevin, Engineer, Cingular Wireless opened their presentation by David summarizing briefly what they are doing and gave information on the history of the site known as 23 Kelleher Court.

Their plan is to reduce existing antennas by taking down the 9 current antennas and putting up 6 new antennas. New antennas are very similar, different in technology, ability for Cingular to use its technology on the antennas. Dual purposes; existing frequencies and additional frequencies. Provide town with intermodulation studies if there is interference or no interference. If there is interference they would filter it out. Fred is good to go with antennas provided they follow the guidelines.

Anthony Homicki asked if they had seen the letter from the Director of Public Works and Engineering. Mr. Osuch replied that he has seen the letter. Mr. Homicki stated that the letter gives observations on what must be done vs. what should be done and assumed that they had no objections. Mr. Osuch stated that they will provide a structural analysis. Low profile amounts of Nextel, new add-on. Would not want to modify platform to meet that platform. Involves a lot of structural work. Mr. Homicki asked if that would be expensive. Mr. Osuch stated that it would be expensive. Ms. Wagner asked that Mr. Osuch explain low profile mounts, asked if new antennas will be more visible. Mr. Osuch stated that the horizontal elements will be different and he does not see them as being an aesthetic difference, but quite a construction undertaking.

Ms. Wagner asked if there would be interference with the Police and Fire communication. Mr. Osuch noted that an intermodulation study will always show some interference, but the study will indicate where they will have to filter out. The reason for doing a lot of this work is they are in the process of deploying 3rd generation cellular, UMTS.

Mr. Osuch stated that they are putting up 6 antennas. The antennas should not interfere with emergency services. If they did interfere they would immediately cease. Mr. Knecht asked if they are going to replace existing units, Mr. Osuch asked which units Mr. Knecht was speaking of. Mr. Knecht was speaking of the units that are already at the site. Mr. Blevin stated that this is a constantly reducing process. Mr. Knecht asked if this would interfere with the community in any way. Mr. Osuch stated that he is not aware of any interference with the community.

Ms. McHugh asked if the Fire and Police Chiefs were aware that this plan is being proposed and if they had any input into this. Mr. Osuch stated that the RF consultant probably lets them know, and said that this would not be a surprise to them. Ms. McHugh asked that Peter Gillespie respond to this. Peter stated that Mike Turner is the staff liaison in terms of the antenna work and has been coordinating this with their consultant as well. Mike Turner's memo does require that there are checks in place during construction. Mr. Osuch has spoken to Fred and received PO's from companies involved.

Ms Wagner asked if the footprint on the ground will change and Mr. Osuch stated that it will not. George asked if it will be higher in that location. Mr. Osuch stated that there is so much surrounding it that you will not see their stuff. George stated that the Commission has concern with the ground and aesthetics. David stated that the antennas are essentially the same size and the viewscape will not change whatsoever. Mr. Oickle asked if they will meet all requirements on Mike Turners memo. Mr. Osuch stated that all work on the tower will be done by qualified people and they will have proper insurance.

Motion to approve **APPLICATION NO. 1546-06-Z.**

Stipulation: Comply to 6 items in Michael Turner's memo. Consider item #2

Richard Roberts made a motion to approve APPLICATION NO. 1546-06-Z and stipulation. Anthony Homicki seconded the motion

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

Aye: Wagner, Knecht, Roberts, Homicki, McHugh, Petrelli, Oickle, Hughes, Harley

Nay: None.

Abs: None.

3.2 PRE-APPLICATION REVIEW - Old Wethersfield's Comstock Village Seeking to renovate existing structures, construct an additional building, convert property into a mixed retail, office and residential development and associated site improvements.

Ms. Wagner started with the correspondence 11/30/06 from Michael Turner with preliminary comments. Ms. Wagner asked if Craig Laliberte had seen the correspondence and he replied no. Ms. Wagner then stated that she could give Craig a copy, and that Michael did CC: him. Ms. Wagner then read through items 1-12 of Michael Turner's comments.

Craig Laliberte, Architect on the Comstock project. Looking at Comstock Ferre piece on the corner of Main and Church St. Proposal is to do work to the rear portion of the parcel on the west side. Front portion of the site, Building 1 (Church St), Building 2 (retail/storage) will all remain as is. Existing curb cut on Main Street will remain. Parking will be on both sides of drive. Craig stated that they would like to introduce a 2nd gazebo. He also stated that Building 4 is a new building to be proposed and Building 3 is an existing barn that they would like to take down and rebuild. It would be done 10ft in from North property. After surveys and mapping it was found that Building 3 is currently 4 inches over the property line. By taking the 10ft in it allows rear retail loading, secondary access to apartments on second floor and create a 10ft buffer for mechanicals. Building 4 will look similar to Building 1's façade. Building 3 would like to lessen depth by 10ft. Lower level will be handicap unit, addressed in parking issues, retail on 1st level, 2nd level 6 1BR units, 2 2BR units.

Jack Guilmartin, Hewitt Engineering, Berlin, also a Wethersfield resident, 9 Meggat Park. Mr. Guilmartin stated that a site plan was conducted on existing conditions and found two factors that were in violation. The building is 4 inches over property line and the fencing is over the property lines in various areas. Mr. Oickle asked if this would be corrected and Mr. Guilmartin stated that the issues would be corrected. Mr. Guilmartin is proposing to put back a 6 foot stockade fence and pull it back into the parcel. He noted that all of the fencing would be corrected. Mr. Oickle asked if the current broken down fence was Comstock's and Mr. Guilmartin stated that it is Comstock's and it will be replaced. Mr. Guilmartin stated the operation of the nursery will still continue in the front portion of the property.

The main issues from the fire department are that they want access to the building. Specific language in the lease states that they will have control in keeping this open. Mr. Oickle asked if the most difficult part of the site was the twist coming off of Main Street. Mr. Guilmartin replied, yes. In regards to drainage, Mr. Guilmartin stated that there is an area that they do not know where the pipes are going, but they will tie it into a new drain. They do not intend to change the elevation of the site.

Mr. Guilmartin noted that the Fire Marshall is concerned with the chemicals and seeds that have been impregnated in the wood over the years that the wood could be combustible. When plan was presented to town staff, Mr. Guilmartin noted that the Fire Marshall was excited to hear that they would be putting in a new building with sprinklers.

In regards to Michael Turner's memo regarding speed bumps, Mr. Guilmartin stated that the Historic Commission is concerned with the overall elevation and a particular area of black top. Mr. Guilmartin noted that they are proposing to not have 6 inch curbing, rather something that looks like a Cape Cod curbing, which is a very sloped curbing. For the blacktop, they would like to bring gravel into it to make it look more rural. Mr. Guilmartin stated that overall there will be less pavement at completion than there is currently. Mr. Guilmartin feels that the humps will be a problem with the Historic Commission. Ms. Wagner stated that Michael Turner doesn't want people cutting through the site and avoiding the intersection, therefore he would like to have raised crosswalks in two locations.

Mr. Roberts asked where the zone boundaries are located. Mr. Guilmartin stated that they were not shown in the preliminary plans. Mr. Roberts was wondering if the uses were in the right zones. Peter Evans was also in attendance and represents law firm Rogin Nassau Caplan & Lassman. Ms. Wagner asked if they were increasing the impervious area. She stated that gravel is much more impervious than asphalt. Mr. Guilmartin stated that the area w/pocket of gravel where there is currently a hut is where there will be a change.

Ms. Wagner asked if there will be a drainage study and Mr. Guilmartin stated that there will be. Any attenuation of increased flows will be on site. Mr. Guilmartin stated that there is drainage that they are unsure of where it goes.

Mr. Oickle asked Mr. Gillespie if the proposal was meeting all of the buffering requirements. Mr. Gillespie stated that he has not calculated that at this time and that they are located in the Village Business District where they have inherent flexibility and in some cases can be zero even on new buildings. They will be asking for flexibility that the Village Business District allows you to apply based on the design, for the large building in particular. Mr. Oickle asked what happens when they come in for a zone change and the west end side of the building 3 and building 4 are very close to residential areas. He thought that there were requirements that greens or trees lining the area. Mr. Gillespie noted that was in the proposal.

Mr. Oickle asked if the Fire Department has a problem with access to the rear of the property. Mr. Laliberte stated right now they do not have access at all. Once Building 3 is reconstructed and moved 10 feet the Fire Department should not have a problem with access. Mr. Hughes asked if the entire building is currently has a sprinkler system. Mr. Guilmartin stated that currently the main building is the only building with a sprinkler system. Mr. Hughes stated that there is a large water supply in the area to cover the building. He also asked if the entire building will have a sprinkler system and Mr. Guilmartin stated that it will be.

Ms. Wagner stated that it was exciting to see something of this nature come into Old Wethersfield.

OTHER BUSINESS

4.1 2007 Planning and Zoning Commission Meeting Schedule.

Peter Gillespie stated that all of the Planning and Zoning Commission meetings fall within the normal Tuesday schedule in 2007 except for January 2nd moved to January 3rd, April 3rd moved to April 4th and November 6th moved to November 7th.

Fred Petrelli made a motion for the meeting schedule changes. Dorcas McHugh seconded the motion.

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

Aye: Wagner, Knecht, Roberts, Homicki, McHugh, Petrelli, Oickle, Hughes, Harley.

Nay: None.

Abst: None.

MINUTES

5.1 Minutes of the November 8, 2006 meeting not available.

STAFF REPORTS

Ms. Wagner asked if the Japanese Steakhouse had opened for business yet. Mr. Gillespie responded that it did not open yet. Mr. Gillespie noted that Wiggles & Giggles, a scrapbooking store will be relocating to Wethersfield's Goff Brook Shops from Rocky Hill. He also noted that 91 Nott Street, The Active Adult Project, will try to get started very soon as

long as the weather does not block them. They will start with two model units. Ms. Wagner asked how the Building along Folly Brook and Greenfield Street has been coming along. Mr. Gillespie stated that so far they have pulled permit for one of the three buildings, they are proceeding in phases. They are also having issues with MDC that have been holding them up. Ms. McHugh asked what is happening with City Fish and Mr. Gillespie noted that City Fish did not touch base with the DOT regarding curb cuts and the DOT is not pleased.

PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING.

No public comments.

CORRESPONDENCE

8.1 A letter dated November 27, 2006 from John Bradley, Town Attorney to Peter Gillespie, Director of Planning and Economic Development regarding Paul C. Meskiewicz, et al v. Wethersfield Planning and Zoning Commission.

Peter Gillespie stated that he will wait for the plans.

UPCOMING BUSINESS

9.1 APPLICATION NO. 1545-06-Z. Bosnian American Islamic Cultural Center Seeking a Special Permit in accordance with Section 3.2.E.2 of the Wethersfield Zoning Regulations to construct a mosque in a residential zone at 119 Goodwin Avenue Lot "B".

ADJOURNMENT

Dorcas McHugh made a motion to adjourn the meeting.

Fred Petrelli seconded the motion.

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

Aye: Wagner, Knecht, Roberts, Homicki, McHugh, Petrelli, Oickle, Hughes, Harley

Nay: None.

Abst: None.

Meeting adjourned at 8:30pm