

WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING
May 4, 2004

The Wethersfield Planning and Zoning Commission held a public hearing on May 4, 2004, 2004, at 7:00 p.m. in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members present:

Earle Munroe, Chairman
Theresa Forsdick, Clerk
George Oickle
Richard Roberts
Scott Murphy
John Hallisey
Philip Knecht
David R. Edwards
Matthew Cholewa

Members absent:

Joseph L. Hammer, Vice Chairman
Robert Jurasin
John Adamian

Also present:

Peter Gillespie, Economic Development Manager/Town Planner

Chairman Munroe called the public hearing to order at 7:00 p.m.

APPLICATION NO. 1425- 04- Z. Town of Wethersfield seeking Site Plan and Design approval under Article XXXI, § 167-137 of the Wethersfield Zoning Regulations for the renovation of a town building known as the Moeller Home for use as the Wethersfield Nature Center, located on the south side of the Prospect Street in an A-1 Residence Zone at 156 Prospect Street.

Clerk Forsdick read a description of the application as well as a memorandum to the Commission (dated on file - April 30, 2004) from Peter Gillespie concerning the application which offered the following comments;

1. Per the requirements of Section 167-7.D of the zoning regulations Municipal Buildings are permitted in this zone and as per Section 167-7. F Municipal Recreation Buildings are permitted.
2. The existing parking lot can accommodate 18 parking stalls, 44 additional Town owned spaces are within walking distance. Section 167-132 of the regulations permits the joint use of parking facilities. Section 167-126 of the regulations requires 1 space per every 250 sq. ft of space for municipal buildings. The proposed nature center consists of approximately 5000 sq. ft. thus requiring 20 parking spaces.
3. The pavement markings for the parking stalls are barely visible and the pavement condition of the driveway and the parking area is in need of maintenance and repair.
4. The Building Official will require the dedication of 2 handicapped parking stalls to be identified and located as close to the handicap ramp as possible.
5. Details for the proposed parking lot lights and walkway lights need to be provided.
6. Details for the proposed sidewalk construction need to be provided.
7. The details for the overall landscaping improvements for the site need to be provided. In addition it was requested to save the 2 trees located on the southeast corner of the building if the new ramp did not necessitate their removal.
8. Details of any site utility improvements and the location of any utility pads or condensers should be provided.
9. Details should be provided on how refuse and trash will be stored and removed from the site.

Clerk Forsdick also read several letters one from the Central Connecticut Health District (dated on file - April 23, 2004) asking that the source of water and method of sewage disposal be shown as well as the method of exterior refuse storage. Another was addressed to Earle Munroe Chairman of the Planning and Zoning Commission (dated on file April 11, 2004) from Kathleen Bagley, Recreation & Parks Director described the purpose of the application which was to relocate the Wethersfield Nature Center from its current location in the Community Center, to the Moeller Home located in Mill Woods Park. It further explained that the renovation plan for the building is for the main floor of the building, which was currently used for storage. The basement is also currently used for storage by the town and some civic groups and this will continue. The main floor will be renovated to meet the needs of the Wethersfield Nature Center with exhibit space for animals, educational displays, meeting room space and program areas for children and adult activities. 18 parking spaces and 1 handicapped space are provided in the lot adjacent to the building, 14 spaces in the lot adjacent to the Mitchell playing fields and 19 spaces in the a lot adjacent to the ambulance building. There are 10 additional areas at the Mill Woods tennis courts for a total of 62 parking spaces. The President of the Wethersfield Volunteer Ambulance Association has granted permission to use the ambulance lot for parking whenever it does not conflict with their activities. It further explained that the Nature Center programs attract approximately 20-25 participants for evening programs while the summer camp for children averages 40-50 children per day for eight weeks. Drop-ins by the public average 25 adults per week. Based upon existing programs at the Nature Center and experience with parking needs for those programs, the site would provide adequate parking. In addition the new location at the Moeller Home in Mill Woods Park would provide direct access to all facilities, open space and woodland areas in the park, as well as better visibility to the public for their programs and services as well increase space for the Nature Center activities. A letter from Joyce Dussault, President of the Wethersfield Volunteer Ambulance Association was also read which reiterated what Ms. Bagley's letter had stated about permission being granted to share any unassigned parking spaces as long as they were not necessary for events sponsored by the Wethersfield Volunteer Ambulance Association.

Commissioner Oickle asked that a brief history of the proposed usage of the Moeller Home be shared before the presentation was given.

Ms. Kathleen Bagley, Director of the Wethersfield Recreation and Parks Department stepped forward and told the Commissioners that the Moeller Home and the field adjacent to it were acquired by the Town in the early 1990's after which a variety of uses had been looked into. It was proposed at one time to use the Moeller Home for the dual use of the Nature Center as well as offices for the Department of Recreation and Parks, however the referendum failed. It has since been used for storage by the Town and several civic groups.

The Friends of the Wethersfield Nature Center have always looked for a free standing Nature Center, which was originally was planned for Wintergreen Woods but never happened because of costs and a variety of other things. The Friends approached the Town about a year and a half ago with the idea of relocating the Nature Center to the Moeller Home and said that they would help with fundraising to raise the \$635,000 which had been estimated for the project. They received a State grant for \$250,000 to help renovate the building which they have been holding onto, but it expires in March 2005. A year ago in June they went before the Town Council to get permission to fundraise the remainder of the money. The Friends have been doing an outstanding job in fundraising. A donor was contacted who offered \$100,000 with the stipulation that it be called the Eleanor Buck Wolf Nature Center in memory of Ms. Wolf who had been a champion of the project. The Friends put in an additional \$50,000. The donor offered another \$100,000 if it could be matched which brings the total to \$550,000 if the additional \$100,000 is counted in.

Commissioner Oickle asked if the estimated budget wasn't originally \$850,000. Ms. Bagley said that was the proposed budget for the 2 uses and also the community center at the time it went to referendum. But for the Moeller Home to be renovated for the Nature Center alone the budget is \$635,000.

Ms. Bagley told the Commissioners that she was excited to be there before them tonight because that meant they were getting closer to their goal. She said that as part of the Town's Plan for Conservation and Development, the Moeller Home had been mentioned in 2 different areas. Under Goals for Conservation and Open Space, there is a section that talks about preserving and enhancing the Town's existing parks and recreation facilities. Under that it says to support the continued and expansion of the Wethersfield Nature Center in its present or future location. Later on under

Community Facilities Goal; improving and updating as needed the quality of Town buildings. It talked about addressing the space needs of Town facilities for more effective delivery of services for town residents; making appropriate use of or considered removal of the buildings at Moeller Home and the Stillman School Building sites. She mentioned that the Nature Center was one of the oldest programs for the Wethersfield Parks and Recreation Department and said that there was a full time Nature Center director hired right after a full time Parks and Recreation Department director. The Town has had a long history of supporting a variety of recreational opportunities for its residents and the Nature Center was one of them. She said that by putting the Nature Center into the Moeller Home it would allow greater space and much greater visibility for the Center. All of which would allow them to provide programs and generate revenues which will help sustain the Nature Center for future generations.

Mr. Jim Bell architect explained that the project includes the renovation of the late 1930's building on Prospect Street at the entrance to Mill Woods Park. The building consists of 5,000 sq. ft. on one single floor with a basement suitable only for storage. There is an existing parking lot with the potential use of the ambulance parking lot next door connected by a stone dust path lit by low level landscape lighting. They would be adding 4 16' high pole lights to the existing parking lot. The exterior of the building would be cleaned up. The existing slate roof would be removed and replaced by asphalt shingles. The existing side entrance would be removed and a new side entry and porch vestibule with columns and handicap ramp with stairs to the parking area would replace it. The ramp would sit on brick piers tying it into the existing brick building with brick landings and a painted handrail. The front entry of the building would remain unchanged.

He explained that there is currently a generator on the opposite side of the building and it is not known if it is operational, but may need to be replaced and a new 5' X 4' pad built for it if the budget permits. On the other end of the building a 9' X 5' concrete pad would be built for a chiller unit. He gave verbal tour of the interior rooms which would include a relocation of the log cabin from the current Nature Center. The exterior deck will be rebuilt.

Commissioner Oickle mentioned that the windows looked to have been replaced and in good condition but he wondered about the condition of the basement windows. Mr. Bell said that they had not proposed to replace the basement windows but they would be repaired and re-puttied, painted and cleaned up as needed.

Commissioner Knecht asked how much space they would be gaining by moving to the new location. Ms. Bagley answered that the Nature Center currently has approximately 2600 sq. ft. of program space, while the Moeller Home has 5000 sq. ft.

Commissioner Hallisey thought that the slate looked nice and asked if there was any chance of retaining it. Mr. Bell agreed that it looked nice but the budget would not allow replacing it. Ms. Bagley said that the slate had been inspected by roofing people and they had been told that the slate had outlived its usefulness.

Commissioner Oickle asked about the utility plan and wondered if there were drainage issues. He mentioned that he had been down there after the rain that day and noted a large puddle out front. He also thought that the pavement was in pretty rough shape. Ms. Bagley said that they would be working with the Town Staff to see if the parking lot could be repaired and mentioned that since would be doing some construction the repairs would come after the fact. They would also take a look at the puddle which she was already aware of, but she thought that it would be taken care of this spring. She was not aware of any drainage problems around the building otherwise but noted that the field besides the building was a low area and tended to be wet. This project she said would not be concerned too much with the exterior of the site other than the landscaping.

Commissioner Oickle asked if the path between the trees that runs down along the field would be eliminated. Ms. Bagley said that the path would remain.

Commissioner Oickle asked what they planned to do with the landscaping. Ms. Bagley said that some shrubs would need to be removed for the construction of the ramp and others just trimmed back and cleaned up. But given that it was a nature center they intended to have some plantings with volunteers doing the work. They like the plantings that are around the building and would like to keep them.

Commissioner Oickle asked about signage. Ms. Bagley said that they would putting a sign that matched the town signs

up that said that Eleanor Wolf Nature Center.

Commissioner Oickle asked that the chiller unit be screened by plantings. Mr. Bell agreed.

Commissioner Knecht asked what age group they hoped to attract with this building. Ms. Bagley said that it currently attracts pre-schoolers right on up to senior citizens.

Commissioner Munroe asked what the target date was for the project. Ms. Bagley said that they were looking at the fall. Mr. Bell added that if all went well tonight they would be putting it out to bid next month or so, and begin construction as early as July, if the monies are in place.

Commissioner Munroe asked if any other changes would be made to the exterior. Mr. Bell said that there were no other changes with the exception of the side entry, they would just be cleaning it up and stabilizing, and re-pointing some areas. The boiler will be replaced and the interior systems gutted but they will be utilizing the existing sewer system. He didn't think that anything needed upgrading.

Commissioner Cholewa asked how buses would drop off at the site. Ms. Bagley said that they had honestly not considered that, and agreed that the parking lot would not accommodate buses turning around with cars parked in it. They would give it some thought but they could certainly have buses pull into Mill Woods Park and discharge there and then walk up to the building. They could set up a safe condition on the access road.

Commissioner Cholewa asked what issues had yet to be addressed on the memo. Mr. Gillespie said that the pavement conditions would need to be addressed, some plan modifications and lighting details. But he felt that Staff could handle those conditions.

Commissioner Roberts said that he didn't remember where the last discussions on the Mill Woods Master Plan and realigning the access road had been left but he wondered how the proposed plan had taken that possibility into consideration. Ms. Bagley said that the Moeller Home renovation was designed with both the proposed future realignment and the current situation. The realignment would eliminate the parking lot, but would create a new parking area up against their concrete sidewalk and actually create a larger parking area. They had given that information to their architect when designing these plans in order to create the least amount of disruption in the event of the realignment.

Commissioner Edwards asked if the ramp would be lit and also what the purpose of the generator was. Mr. Bell said that there would be recessed lighting on the landings. The generator would maintain the habitats of the animals in the event of a power outage.

Commissioner Oickle asked that the architect address the 2 trees on the southeast corner. Mr. Bell said that they are unfortunately located right in the path of the proposed ramp. They had looked at altering the ramp in order to save them, and there were some issues with the slope of the grade that might be addressed by changing the ramp, but he did not hold out too much hope in saving the trees.

Commissioner Munroe asked whether the site was fully accessible and the number and location of the handicapped parking spaces which by law he said should be 3. Mr. Bell said that the site was fully accessible and asked if all the handicapped spaces needed to be located in the same lot or if they could be spread around the various parking areas.

Mr. Gillespie said that Building Official was satisfied with the 2 handicapped spaces proposed and should be located as close to the handicap ramp as possible but that they would need to see a revised plan to make sure that there was enough room for striping and crosshatching etc.

Commissioner Forsdick asked about the refuse plans. Ms. Bagley said that they don't generate a lot of reuse and their plan at this time was to use one of the large Town barrels and roll it out as needed. If that was found to be inappropriate they would use a method similar to the one currently used at the Solomon-Wells house where bins are located outside the back of the house and are picked up by the Physical Services maintenance people.

Commissioner Edwards asked what the fire protection for the building was like. Mr. Bell said that it does not have sprinklers and they were not proposing any at this time. Ms. Bagley said that they had been in communication with the Fire Marshall and he was okay with that.

Commissioner Oickle pointed out that there was a unique code in Wethersfield which required all first floor buildings to be sprinkled. Ms. Bagley answered that all she could say was that they had sat down with the Fire Marshall and gone over the entire plan with him based upon what he wanted us to do with the building.

Mr. William Haines 516 Highland Street stepped forward and said that he had been involved with the Wethersfield Nature Center for more than 20 years and was very excited about the possibility of the Moeller Home becoming the new home of the Nature Center. He said that his only regret that Eleanor Wolf was not alive to see this vision of hers come into fruition. He thought it appropriate that the meeting was being televised as they had been making every effort to promote the project in Town. In answer to the question of who this move would be geared toward, he thought that this was a perfect opportunity for the Town to have an intergenerational experience. He said that there are young people who need mentors, a lot who need some help, and he had spoken to many people who were interested in volunteering there time as well as act as mentors. He said that the location is so ideal and such an appropriate location with access to all the parks. He sited the Nature Center director who had received high recognition through out the community as well as through out the state and the Town Recreational Director who has done tremendous things in Town from a recreational standpoint and been very supportive to their efforts and in recognizing the hard efforts of people over 20 or more years in trying to make this project happen. In addition he mentioned Perry Cornwall who had been their leader in coordinating their fund raising efforts.

He knew that it would take more than pie, cake and tag sales to make this happen, but they had made a tremendous start on this and with the cooperative help of all the people in the community they would see something that they could be really proud of and it would make the Town shine.

Mr. Perry Cornwall, Chairman Moeller Home Building Committee stepped forward and explained that it had been Eleanor Wolf who had the vision of creating a free standing facility near a park. He said that it had been a pleasure working with Kathy Bagley, Bill Haines and Jim Bell. He mentioned as an aside that he knew the cellar of the Home is always dry. He talked about the great abundance of waterfowl and wildlife at the Park that would be directly accessed by relocating the nature center to the Moeller Home. He thought it important to have this resource to educate children but in its current location most people didn't even know where the Nature Center was located or perhaps that it existed. While in the new location it would be visible with hundreds of cars passing every day and it would be a shining light that they could be proud of it. He said that there had been a lot of support in reaching their goal, and if people who had previously not been involved could them building this thing, then more money would start coming in and he was confident that they would achieve their goal.

Mr. William Jagel 74 Old Common stepped forward and said that he had lived in town since 1973 and frequently drove by the Moeller Home. It seemed to him that one of the problems that the nature Center had now is its location off the beaten path. This spot at the Moeller Home would be outstanding, because there could be hikes from the Nature Center in the spring and fall through Mill Woods Park and lots more opportunities for the Nature Center to extend their program offerings than they have now. He thought that although the building may need some work it's a good looking building and it would be there for a long time. They have something to work with, and that they need to look at the long term benefits to the town.

There being no one else who wished to speak in favor of or in opposition to this application, the hearing on this application was declared closed.

There being no one else who wished to speak, the public hearing was closed.

Theresa Forsdick, Clerk

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC MEETING**

MAY 4, 2004

The Wethersfield Planning and Zoning Commission held a public meeting on May 4, 2004, 2004, at 7:00 p.m. in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members present:

Earle Munroe, Chairman
Theresa Forsdick, Clerk
Richard Roberts
George Oickle
Scott Murphy
John Hallisey
Philip Knecht
David R. Edwards
Matthew Cholewa

Members absent:

Joseph L. Hammer, Vice Chairman
John Adamian
Robert Jurasin

Also present:

Peter Gillespie, Economic Development Manager/Town Planner

Clerk Forsdick called roll call, and then read a description of the application.

APPLICATION NO. 1425- 04- Z. Town of Wethersfield seeking Site Plan and Design approval under Article XXXI, § 167-137 of the Wethersfield Zoning Regulations for the renovation of a town building known as the Moeller Home for use as the Wethersfield Nature Center, located on the south side of the Prospect Street in an A-1 Residence Zone at 156 Prospect Street.

Upon motion by Commissioner Roberts, seconded by Commissioner Forsdick and a poll of the Commission it was voted unanimously to APPROVE Application No.1425- 04- Z. Town of Wethersfield seeking Site Plan and Design approval under Article XXXI, § 167-137 of the Wethersfield Zoning Regulations for the renovation of a town building known as the Moeller Home for use as the Wethersfield Nature Center, located on the south side of the Prospect Street in an A-1 Residence Zone at 156 Prospect Street with the following stipulation;

1. The applicant will work with Town Staff to resolve any open issues in the memorandums from Peter Gillespie dated April 30, 2004 and the Central Connecticut Health District dated April 3, 2004.

APPLICATION NO 1420-04-Z. Paula Larsen seeking Site Plan and Design Review approval under Article XXXI, § 167-137 of the Wethersfield Zoning Regulations for the construction of a 690 sq. ft. addition to the front of the house for retail purposes, located on the west side of Main Street in a Business No. 2 Zone at 271 Main Street.

INFORMAL DSCUSSION

Mr. Gillespie said that it had been suggested that he come up with a set of conditions to resolve the variety of issues raised by Commissioners and members of the public during the public hearing for this application. This he had done and a set of 10 potential conditions was passed out to the Commissioners for their consideration and comment. Mr. Gillespie read through the conditions and elaborated on some of them. Condition #1 addressed the question of the fence. He explained that the 6' high wooden fence which had been approved by the Historic District Commission had not been intended to go any farther forward than the garage and would only enclose the back yard on 3 sides. It would not impact the forward sections of Alderman property on the south at all. There was already a fence on the northern side and that is where the trash cans would be located. Condition #3 concerned the exterior lighting. No lighting had

been proposed but it was pointed by Commissioner Edwards that perhaps it should be worded that no exterior lighting will be permitted except what is required by code. The concern had been that no spot lights shining off site into the eyes of the neighbors be used. Condition #9 attempts to give the Commission and Staff some ability to monitor the parking situation and then after a year or so of operation to evaluate whether the concerns raised had materialized. At that time a determination can be made to require the applicant to either provide some parking, preferably on the property or work with neighbors or another entity that would be designated for this use.

Commissioner Oickle asked what condition would warrant revisiting that issue. Mr. Gillespie said that they would have to work with the Police Department and do traffic counts at different times of the day and week over different seasons to make a determination. He said that based upon the testimony there was a parking problem in the area that isn't caused by this applicant. He thought that this was a bigger issue and beyond the Planning and Zoning Commission purview, that the parking situation had to be assessed and perhaps it was time to have the Town Manager in her capacity as a legal traffic authority to do that.

Commissioner Oickle said that he appreciated what Mr. Gillespie was saying but that he still had strong feelings that they should require new businesses to provide parking. He realized that these things are incremental but by not requiring a new business to provide parking they were adding to the problem and not helping resolve it. He said that it was well and good to require studies to be done and to revisit it in a year, but here they had an opportunity to provide some parking when the business is setting up.

Mr. Gillespie said that while it had been suggested to have the applicant go back to ZBA and have them reconsider their decision, but we cannot force that. He thought the condition to at least give the Commission a hook into the application to continue to make sure they had some control over these issues.

Commissioner Roberts wanted to add a condition to look into if there was anything that could be done with the intersections at Hartford Avenue and Main Street and Church Street. Since the traffic problem had been brought up along with the parking problems. He also was a little uneasy that the applicant hasn't provided any on site parking even though the ZBA in its infinite wisdom saw fit to waive that regulation requirement away.

Commissioner Munroe said that they had heard during the hearing that the on site parking was less desirable than the parking on the street. He said that they have permitted other businesses to come in down there without a parking study and in every case they are relying to on street parking. He added that the on street parking was public parking and does not belong to any one business.

Commissioner Roberts said that wherever anyone has feasibly had on site parking we have required that them to provide it, the ZBA has said that the applicant does not need to. He said that they couldn't hold it against her that she is not providing parking, when the ZBA has told her not to.

Commissioner Oickle said that it bothered him that frequently when a neighbor or 2 complains at a ZBA hearing that they respond to the complaint and not to the situation. He didn't see anything wrong in asking ZBA to reconsider it. He was afraid that in another year when the situation is evaluated it would result in the spinning wheels and not come to any conclusions that can be resolved. He added that he had been sitting here long enough and hearing about Old Wethersfield's parking problems for too many years to think that it would change in another year or 2 or 5. He suggested that they could build Town parking lots down there at the tax payer's expense.

Commissioner Munroe said that they already had one but it was not utilized.

Mr. Gillespie said that this was really the problem. He explained that the parking problem was not quantity, there was parking available down there but it was human nature to want to park as close to the destination as possible. From a business perspective a parking problem is a good indication that the business is doing well or the activity there is attracting people. A nice problem on the one hand but it can potentially create a bottleneck for applications such as this. If a destination is valuable enough then people will find a spot and walk a little distance to get to it. He felt sympathetic to the applicant who was caught between the neighbors and the Commission and ZBA, but he thought that it was a good business that they all wanted to see it succeed.

Commissioner Knecht asked what would happen to the business if the parking situation didn't work out. Mr. Gillespie said that the business would continue but they would be obligated to come up with some parking that would be acceptable to the Commission. They could also go back to ZBA but not unless the application was significantly changed because of the 6 month rule.

Commissioner Oickle asked if there had been any Historic District Commission action, he thought that they might require the building to be pulled back. Mr. Gillespie said that they had required the building be pulled back 1'.

Commissioner Oickle asked if there would be any landscaping or trees planted. Mr. Gillespie said that there would be some plantings like perennials and annuals but not trees.

Commissioner Oickle asked if there was any lighting. Mr. Gillespie said that there was a porch that would have to be illuminated in some way and there was a street light out front.

Commissioner Oickle asked how many variances had been granted. Mr. Gillespie said that there were 5; the side yard, front yard, less than 5000 sq. ft., impervious surface for front area, and the outside seating.

Commissioner Murphy said that for the record he had not been at the public hearing for this application and had not listened to the tapes, and so would not be voting on it. Commissioners Cholewa and Forsdick said that they also would not be voting.

Commissioner Cholewa mentioned that condition #10 was not really a stipulation but more a recommendation and that a letter should be sent to the Town Manager and appropriate people.

Commissioner Oickle said that he had been intending to vote against this application because of the lack of parking provided on principal but since only 7 Commissioners were voting he would vote for it reluctantly.

Upon motion by Commissioner Roberts, seconded by Commissioner Munroe and a poll of the Commission it was voted to APPROVE Application No. 1420-04-Z. Paula Larsen seeking Site Plan and Design Review approval under Article XXXI, § 167-137 of the Wethersfield Zoning Regulations for the construction of a 690 sq. ft. addition to the front of the house for retail purposes, located on the west side of Main Street in a Business No. 2 Zone at 271 Main Street with the following stipulations:

1. The plans shall be modified to show the location of the proposed fence that will enclose the rear of the property. The fence on the south side will not extend forward of the existing garage.
2. The plans shall show the location of the sewer and water lines serving the site.
3. No additional exterior lighting shall be installed other than that required by code.
4. The proposed refuse bins/containers shall be suitably screened and secured to the satisfaction of the Town Planner.
5. The hour of operation shall be Monday through Sunday not later than 10:00 p.m.
6. The applicant shall submit for the approval of the Health Director a litter control plan that may require the installation of off-site trash receptacles.
7. The indoor seating shall be limited to 3 tables for a total of 9 seats and the outside seating shall be limited to 3 tables with a total of 12 seats.
8. The use approved with this application is limited to the retail sales of ice cream, candy, dessert, coffee and other similar items. The use is not approved for a restaurant.
9. The Planning and Zoning Commission reserves the right until June 2006 to monitor the impacts that this project may have on parking availability in the immediate area and if warranted the right to require the applicant to create or acquire the rights to parking specifically dedicated to this business on or within a reasonable distance of this site.
10. The Commission recommends that the Town Manager in the capacity as the Town's Legal Traffic Authority conduct a survey and an assessment of the parking supply, demand and the use in the Main Street area in order to develop a series of short and long term parking strategies. This analysis must be conducted in cooperation with all of the affected stakeholders in the area to include but not be limited to: residents, business owners, institutions, historic properties and the Shopkeepers Association. This analysis should consider, amongst other

things, employee parking practices and on-street parking policies. The study should include a review of the intersection of Hartford Avenue, Main Street and Church Streets.

11. A landscaping plan satisfactory to Town Staff shall be provided.

Aye: Roberts, Munroe, Oickle, Edwards, Hallisey, Hallisey, Knecht

Abst: Murphy, Cholewa, Forsdick

DISCUSSION OF ZONING REGULATIONS - Setting of Public Hearing Date

Mr. Gillespie said that they originally set May 18 for the hearing date but since it had not been noticed that was not possible. He thought that the meeting should be set aside for the express purpose of reviewing the final draft with all of their comments.

The Commissioners agreed that Wednesday June 30, 2004 would be the best choice to discuss all the changes and things they might not have discussed.

Commissioner Munroe asked if in addition to their own hearing they would have to go before the Town Council. Mr. Gillespie said that while it was a Town ordinance he would have to research it, but they had not historically done it and the Council could neither adopt nor modify the zoning regulations.

APPROVAL OF [MINUTES OF: April 20, 2004](#)

Upon motion by Commissioner Oickle and seconded by Commissioner Roberts and a poll of the Commission it was voted to approve the minutes as submitted.

Aye: Roberts, Oickle, Hallisey, Knecht, Munroe, Forsdick, Murphy, Edwards

Abst: Cholewa

CORRESPONDENCE

Mr. Gillespie said that he had received a letter from the law firm representing a group of individual homeowners and members of the People for the Preservation of Wethersfield Neighborhoods, asking that they be notified of any proceedings including town meetings, public hearings or any other town forum, which concerns the proposed improvements to Wethersfield High School athletic fields, or the expenses associated with it.

OTHER BUSINESS

Commissioner Munroe had previously said that he had seen a memorandum which had said that the Town Manager would be responsible for the selection of the members of the new Design Review Committee. He wanted it to be known that he had made that comment in error and those members would actually be selected by the Planning and Zoning Commission.

The meeting was adjourned at 9:00 p.m.

Theresa Forsdick, Clerk