

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

April 16, 2013

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, April 16, 2013 at 7:00 p.m. in the Wethersfield Town Council Chambers located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut 06109.

1. CALL TO ORDER:

Chairman Harley called the meeting to order at 7:03 p.m.

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

Clerk Margiotta called the roll as follows:

Member Name	Present	Absent	Excused
Thomas Harley, Chairman	✓		
Richard Roberts, Vice Chairman	✓		
Antonio Margiotta, Clerk	✓		
Joseph Hammer			✓
George Oickle	✓		
Anthony Homicki			✓
James Hughes	✓		
Dave Edwards			✓
Angelo Robert Fazzina	✓		
Thomas Dean (alternate)	✓		
Alex Vasel (alternate)			✓
Leigh Standish (alternate)	✓		

Also present: Denise Bradley, Assistant Planner

Chairman Harley noted at the time of roll call there were (6) full members and two (2) alternate members in attendance. All members present to participate.

Members of the Public were present.

2. OLD BUSINESS:

There was no Old Business discussed at this meeting.

3. NEW BUSINESS:

Motion: Clerk Margiotta made a motion to move Agenda Item **3.7 APPLICATION NO. 1793-13-Z: Andy Candiello/Metro PCS** Seeking a Site Plan and Design Review to remove an existing radio cabinet and replace it with a battery and a new radio cabinet at 100 Executive Square for hearing prior to Agenda Items 3.1 through 3.6.

Second: Vice Chairman Roberts seconded the motion.

Aye: Harley, Roberts, Margiotta, Oickle, Hughes, Fazzina, Dean, Standish;

Nay: None;

Vote: 8 – 0;

This Application was taken out of order for hearing prior to Agenda Items 3.1 through 3.6.

3.7 APPLICATION NO. 1793-13-Z: Andy Candiello/Metro PCS Seeking a Site Plan and Design Review to remove an existing radio cabinet and replace it with a battery and a new radio cabinet at 100 Executive Square.

Andy Candiello of Tower Resource Management, 16 Chestnut Street, Suite 220, Foxborough, MA 01581, Agent to MetroPCS, 285 Billerica Road, Third Floor, Chelmsford, MA 01824, appeared before the Commission and requested permission (under the provisions of Section 10.1 D of the zoning regulations) to modify (swap out) the rooftop communications equipment (battery and radio cabinets) located at 100 Executive Square which it has acquired from a purchase and sale agreement with previous owner, Pocket Communications. The purpose for the upgrades is to provide 4 G, LTE technology to increase data speed for better service to customers. None of the equipment will be seen from the outside of the building, as it is contained within an existing penthouse. A small vent fan will be visible to allow for necessary and required ventilation/heat reduction in the penthouse and existing antennas/utilities will also remain at the site.

Commissioner Oickle inquired and Mr. Candiello explained that MetroPCS, a company in existence for approximately ten (10) years, will replace (due to company acquisition) former tenant, Pocket Communications, at the site due. The new equipment proposed in this Application will replace existing equipment previously owned by Pocket Communications located in the penthouse, and the new equipment will remain in that penthouse.

Vice Chairman inquired and Ms. Bradley indicated Town Staff has no additional concerns with this Application since the proposed equipment swap will occur in the existing penthouse and said equipment will be concealed.

Commissioner Oickle inquired and Vice Chairman Roberts mentioned that Planning and Zoning Commission involvement in this matter occurred due to the proposed equipment residing in a building and not solely on a cell tower.

Motion: Vice Chairman Roberts made a motion to approve **APPLICATION NO. 1793-13-Z: Andy Candiello/Metro PCS** Seeking a Site Plan and Design Review to remove an existing radio cabinet and replace it with a battery and a new radio cabinet at 100 Executive Square.

Second: Commissioner Oickle seconded the motion.

Aye: Harley, Roberts, Margiotta, Oickle, Hughes, Fazzina, Dean, Standish;

Nay: None;

Vote: 8 – 0;

This Application was Approved.

3.1 C.G.S. § 8-24 Review No. 22-10-MR - Review of the five-year Capital Improvement Program.

Michael J. Turner, Town Engineer and John J. Mullin, Vice Chairman of the Wethersfield Capital Improvements Advisory Committee (hereinafter referred to as CIAC) appeared before the Commission

to provide an update and answer questions regarding the five-year Capital Improvement Program submission. Mr. Cole is Chairman of the Wethersfield Capital Improvements Advisory Committee (hereinafter referred to as CIAC). Mr. Turner indicated the budget for 2013-2014 is Eight Hundred Thousand (\$800,000.00) Dollars. He noted that as of last year, funds were set aside and taxed separately for the Road Improvements line item and explained that the proposed budget does not include road improvements allocations, as those allocations will now be designated separately by a road levy (levy will appear on property tax bill).

Clerk Margiotta inquired and Mr. Turner indicated the Road Improvement money is separate from different than Pavement Maintenance line item, as the Pavement Maintenance line item remains and allows the Town to address areas such as Town parking lots and to keep within MUTCD requirements.

Commissioner Oickle inquired and Mr. Turner indicated that the separation of road improvement money from pavement maintenance money results in less overall money to the Town for pilots and such and more overall money for roads in general. Mr. Turner explained that in essence, net income to the Town from the State for addressing road issues is roughly the same and has been reallocated.

Vice Chairman Roberts suggested that the Page containing the Capital Improvement Program “Fund Summary” should appear either in the beginning or at the end of the proposed document. He commented favorably of the drafting of a five-year Capital Improvement Plan submission rather than drafting a ten-year Capital Improvement Plan submission.

Commissioner Standish inquired and Mr. Turner believes Town Council adopted the plan (Preserve America – Historical Wethersfield Master Plan) with the recommendations published on the Town website pertaining to the road treatment for as many as four (4) intersections in Old Wethersfield. Commissioner Standish commented that public feedback from area residents reflected opposition of recommendations made for at least three (3) of said intersections. Commissioner Standish mentioned the understanding should be reviewed. Chairman Harley indicated that there would likely be a public discussion as those matters arise.

Commissioner Oickle inquired and Mr. Turner indicated the MDC is paying for and completing the milling/paving/overlay work on Town streets (Ruscan, Chaimberlain, Lindbergh, and Stillwold (etc.)), resulting from replacement of sewer laterals in the sewer separation project.

Public Comments:

There were no comments made by members of the public.

Motion: Vice Chairman Roberts made a motion for a positive § 8-24 referral to the Town Council with a strong recommendation that the Council fund the program at least to the level presented by the Capital Improvement Advisory Committee and that the Commission strongly encourages there be no decrease from the 2012-2013 Capital Improvement Budget in the proposed (2013-2014 through 2017-2018) budget allocations for road improvements, maintenance as well as the Pavement Maintenance allocation.

Second: Commissioner Oickle seconded the motion.

Aye: Harley, Roberts, Margiotta, Oickle, Hughes, Fazzina, Dean, Standish;

Nay: None;

Vote: 8 – 0;

A Positive Referral was made to Town Council.

3.2 C.G.S. § 8-24 Mandatory Referral – 31 Kimberly Lane – Abandonment portion of Two Rod Highway.

Michael J. Turner, Town Engineer, appeared before the Commission, and noted that Staff received a request from the property owner of 31 Kimberly Lane to purchase a portion of the former Two Rod Highway right-of-way (I-291 connector land deeded to the Town) to allow the 31 Kimberly Lane property to be squared off and to plant shrubs to screen and protect the backyard. After consultation with the Town Attorney, it was suggested the best way to handle the conveyance of this property is to abandon the portion of Two Rod Highway adjacent to the 31 Kimberly Lane parcel rather than placing it out to bid. The proposed disposition of said right-of-way portion would not preclude any uses by the Town of the large open space island between 31 Kimberly Lane and Two Rod Highway. The proposed conveyance has been endorsed by the Infrastructure Committee of Town Council and is recommended by Town Staff for introduction/action of resolution for abandonment. The property owner of 31 Kimberly Lane has agreed to pay the attorney fees for the conveyance, and as such, there will be no cost to the Town.

Commissioner Oickle inquired and Mr. Turner indicated there is no building lot potential with the conveyance. Mr. Turner also noted if the Town chose to subdivide the remaining acreage (post subject conveyance); there would be no impact on doing so.

Motion: Commissioner Oickle made a motion for a positive § 8-24 referral to the Town Council

Second: Commissioner Standish seconded the motion.

Aye: Harley, Margiotta, Oickle, Hughes, Fazzina, Dean, Standish;

Nay: None;

Vote: 7 – 0;

Note: Vice Chairman Roberts abstained from the vote.

A Positive Referral was made to Town Council.

3.3 PUBLIC HEARING APPLICATION NO. 1789-13-Z: Wethersfield Planning & Zoning Commission seeking adoption of the proposed 2013 Plan of Conservation and Development in accordance with C.G.S. 8-23.---CONTINUED FROM 4/2/13.

Chairman Harley noted for the record correspondence regarding the POCD from: 1) Mike Liska of Ridge Road [refer to comments made at the 04/02/13 PZC meeting]; 2) Jim Woodworth (mentioned more emphasis needed on biking/pedestrian issues/gaps in Plan; incorporating current project occurring on Putnam Bridge into POCD; need for signage on Heritage Trail; “potential trail” identified along railroad corridor); 3) CROG (who indicated the proposed POCD presents no conflicts); 4) a letter from Kathy Bagley, Wethersfield Parks and Recreation; 5) a letter from Joe Hickey; two (2) items of correspondence from residents of the Wells Quarter Village neighborhood; a letter from Wells Quarter Village Association regarding the issue of sidewalks in that neighborhood; a petition opposing priority listing re: sidewalk installation from Wells Quarter Village Association neighborhood members; and a letter from Dawn Silver of Nott Street opposing narrowing of Silas Deane Highway.

The deadline for the public to submit comments to Mr. Gillespie or Ms. Bradley of the Planning Department regarding the Plan was today (Tuesday, April 16, 2013).

Staff will work with the Plan of Conservation and Development (POCD) consultant, Glenn Chalder, AICP, Planimetrics, to incorporate additional information/update the document, as appropriate.

Ms. Bradley indicated it is planned that the POCD will be brought before this Commission for adoption at the Planning & Zoning Commission Public Hearing and Meeting on Tuesday, May 7, 2013.

PUBLIC COMMENTS:

There were no additional comments from the Public.

Motion: Commissioner Standish made a motion to close the Public Hearing of **PUBLIC HEARING APPLICATION NO. 1789-13-Z: Wethersfield Planning & Zoning Commission** seeking adoption of the proposed 2013 Plan of Conservation and Development in accordance with C.G.S. 8-23.

Second: Commissioner Hughes seconded the motion.

Aye: Harley, Roberts, Margiotta, Oickle, Hughes, Fazzina, Dean, Standish;

Nay: None;

Vote: 8 – 0;

Public Hearing Closed.

Comments:

Chairman Harley mentioned that the priority designation in the proposed POCD is no different in the Wells Quarter Village neighborhood, for example, than in any other area highlighted in the Plan (“potential priority side walk areas”). He noted that any gaps in the system in terms of the POCD would be a matter for public discussion as those matters arise.

Mr. Turner indicated there is a sidewalk criteria plan based on accessibility to Town facilities, for example.

Vice Chairman Roberts suggested the text regarding this issue be clarified and reflected in the Plan as Chairman Harley has mentioned.

Chairman Harley mentioned Mr. Liska’s idea of a Town Center node with elimination of the landscaped center median is an example of a concept in the POCD that can get an idea or project going. He reiterated and the Commissioners agreed that clear descriptive language in the POCD is necessary to reflect conceptual aspirations rather than concepts that the Town is wedded to.

3.4 PUBLIC HEARING APPLICATION NO. 1790-13-Z: Joseph & Kathleen Murphy Seeking a Special Permit in accordance with 3.9 of the Wethersfield Zoning Regulations for the creation of a rear lot at 71-75 Thornbush Road.

Mr. Jim Cassidy, P.E., of Hallisey, Pearson & Cassidy [Civil Engineers & Land Surveyors], 35 Cold Spring Road, Suite 511, Rocky Hill, CT, appeared before the Commission regarding this Application. He noted the Applicants are requesting permission to divide the AA Residential zoned property into one

(1) rear lot and one (1) front lot. There are two homes currently on the property (5,000 square feet and 1,800 square feet), both of which are serviced by public water and sewer. The property owner does not plan to demolish the smaller home. He noted that due to the history of the property, the proposed property division does not require subdivision or re-subdivision approval and is eligible for a free cut. The Applicants wish to have a new driveway installed for the existing home at 71 Thornbush Road rather than having a common driveway, as it would be easier to sell the smaller home. The installation of the proposed driveway would require from this Commission a modification of the requirement of Section 3.9.3. which prohibits the existing three (3) car garage on the property from being located on the required access way for the rear lot. He noted that under Section 3.9 of the zoning regulations, the creation of the additional lot would result in both lots exceeding the minimum requirements for lot area, square footage and frontage. He mentioned a potential alternative to installing an additional driveway on this property. The alternative would be for the property owner to make an Application for a Two Hundred (200') foot cul-de-sac to service the two (2) existing residences. He concluded that the cul-de-sac plan would result in the Town picking up an additional road to service, as well as an additional expense of as much as \$200,000 to the property owner.

Commissioner Oickle inquired and Mr. Cassidy 1) indicated the surrounding zones are AA residential, 2) mentioned he does not know why the old right of way (depicted on the Plan) owned by the Town was never used, 3) stated the existing drainage system on the property is in good working order, and 4) stated a portion (south side) of the brick wall in the front of the property would be taken down to accommodate the additional driveway.

Chairman Harley inquired and Mr. Cassidy clarified the variance is sought for the driveway because the existing garage is located on a portion of the access way.

Vice Chairman Roberts noted the surrounding lots are rectangular and the proposed new lot is square and therefore hard to visualize. He asked Mr. Cassidy to explain how the front lot compares to existing lots in the neighborhood. Mr. Cassidy explained that lots across the street are approximately 20,000 square feet with 110 feet of frontage. This lot is 22,000 square feet with 136 feet of frontage. He noted this lot would have a setback of 50 feet, and the minimum requirement is 40 feet.

Commissioner Standish inquired and Mr. Cassidy indicated the new driveway meets the setback requirement for the access to the rear lot, as it is three (3') feet from the property line.

Vice Chairman Roberts clarified that a re-subdivision would be created if a public road was altered to service multiple lots.

Chairman Harley inquired and Mr. Cassidy indicated the fully-renovated, front property originally intended for a family member is not occupied, and the larger home is occupied by the Applicants.

Vice Chairman Roberts inquired and Mr. Cassidy indicated preference for an additional driveway is for purposes of not having concerns relative to property value, cross access agreements, responsibility of maintenance, etc. Mr. Cassidy noted that in the front section of the property, the driveways would be twenty eight (28') feet apart.

Commissioner Oickle inquired and Mr. Cassidy mentioned that an increase in density will not occur, as the two (2) existing structures will remain.

Commissioner Oickle indicated and Ms. Bradley concurred that other properties of the west side of Thornbush Road do not lend themselves to rear lot creation, as the configuration of those lots does not lend to the subject issue.

Chairman Harley noted for the record: 1) 04/11/13 Memo from Anthony Dignoti, Fire Marshal to Peter Gillespie, Town Planner/Economic Development Manager (cc: Denise Bradley, Assistant Planner); 2) 04/11/13 Memo from Don Moisa, Engineering Division to Peter Gillespie, Town Planner/Economic Development Manager (cc: Mike Turner, Denise Bradley); 3) 04/08/13 letter of opposition to this Application from Mrs. Later, 101 Bittersweet Hill to Town of Wethersfield Department of Planning and Economic Development; 4) 04/16/13 letter of opposition to this Application from Jeff and Lisa Krawczyk, 90 Thornbush Road; and 5) 04/11/13 Memo from Peter D. Gillespie, Economic Development Manager/Town Planner.

Chairman Harley inquired and Ms. Bradley noted Town Staff review of the revised Plans submitted today comply with the regulations of 3.9 pertaining to rear lots. She explained the revisions made reflect all comments made by Staff except that gas and electric be added to the mylars.

PUBLIC COMMENTS:

George Nakos, owner of 49 and 59 Thornbush Road, appeared before the Commission and confirmed his understanding that an additional driveway is proposed and that the residence in the front portion of the site will be marked as a separate property to be sold. He was informed that the new property owner could expand that residence pursuant to Town regulations. The current property owner could expand the subject residence as well. He noted he may add an additional driveway on his property. He is not opposed to the Application.

Mike Lemerech, 22 Baneberry Lane, appeared before the Commission and noted he would not be in favor of any development that would enter/exit to and from a "paper" street. He is also not in favor of a shared driveway for the same reason.

John Melonopoulos, 11 Baneberry Lane, appeared before the Commission and noted there were concerns of the "paper" street being utilized in this area in the past. He also noted that the neighbors were assured from the previous owners of the main residence (75 Thornbush Road) that the drainage issues would be corrected, as he claims he and his neighbor (3 Baneberry) receive water backup from the subject property. He is concerned with the proposed new driveway's drainage system. Otherwise, he is not opposed to this Application.

Marie Arcari, 74 Thornbush Road, appeared before the Commission and expressed her opposition to this Application. She noted this is her fourth (4th) time appearing before this Commission regarding development of this subject property. She mentioned her daughter, Lisa (and husband Jeff) Krawczyk 90 Thornbush Road are also opposed to this Application and could not be present for this meeting (and noted their opposition letter (as referred to for the record by Chairman Harley). She provided the history of this property. In 1987, the property was purchased and ZBA granted a variance for the previous owners to build the large home (#75) with a stipulation that the smaller residence be utilized for family or caretakers of the property. In 1993, a sale of the property was contingent upon allowing the property to be divided and sold. That Application was denied. The current owners asked for the property to be subdivided in 1995, and that Application was denied. She believes constructing an additional driveway next to the existing driveway will change the aesthetics of the neighborhood, present safety issues, and direct unwanted headlight glare directly onto her property. She noted the pillars in the existing driveway coupled with the additional driveway planned will result in something unappealing to the eye. She mentioned the precedent set with what she referred to as a well intentioned variance granted on her street that has produced an unwanted result to the neighborhood. She offered the concept of the shared (common) driveway as a sensible alternative. She respectfully requested that the additional driveway request be denied, as she believes it will adversely affect the neighborhood. She asked that language be added to this Application decision (denial of additional driveway) that will not allow the issue to be challenged again.

Clerk Margiotta inquired and Mr. Cassidy indicated: 1) there are no sight line issues from the north on Thornbush Road; 2) there is not a garage for the smaller residence (#71); and 3) there is adequate K-turn radius for vehicles at the smaller residence.

Chairman Harley inquired and Mr. Murphy indicated the kitchen for the smaller residence is on the right hand side of that house.

Commissioner Dean inquired and Ms. Bradley confirmed that pursuant to Town zoning regulations, the property owner could have an additional driveway installed on the property.

Vice Chairman Roberts inquired and Mr. Cassidy indicated the residential drainage system for the property consists of a series of drains in the rear, side and front yards that are interconnected to pipes that slope from yard drains. The yard drains collect and carry water down the along the property line to the front yard and then eventually tie into the existing drainage system on Thornbush Road. The

materials for the system consist of precast yard drains with circular grades and PVC pipes (starting at 4" and gradually increasing to 6" at roadway) running between the drains.

Elaine Melonopoulos, 11 Baneberry Lane, appeared before the Commission and inquired as to what exactly the Applicants are requesting. It was described that an additional driveway is proposed and that the residence in the front portion of the site will be marked as a separate property.

George Nakos, 49 and 59 Thornbush Road, appeared before the Commission and inquired of the elevation of the proposed driveway. Mr. Cassidy indicated entry to the driveway will increase six to nine (6"-9") inches and will slope four to five (4-5°) degrees toward the residence. A turnaround is proposed at the rear of the residence.

Motion: Vice Chairman Roberts made a motion to close the public hearing of **PUBLIC HEARING APPLICATION NO. 1790-13-Z: Joseph & Kathleen Murphy** Seeking a Special Permit in accordance with 3.9 of the Wethersfield Zoning Regulations for the creation of a rear lot at 71-75 Thornbush Road.

Second: Commissioner Oickle seconded the motion.

Aye: Harley, Roberts, Margiotta, Oickle, Hughes, Fazzina, Dean, Standish;

Nay: None;

Vote: 8 – 0;

Public Hearing Closed.

Discussion:

Chairman Harley noted that absent this Application, the additional driveway is allowed.

Commissioner Standish indicated for all intensive purposes, very little changes other than the potential for a second owner in the front lot and that there would be an additional driveway; however, it could be installed under current conditions.

Motion: Commissioner Fazzina made a motion to approve **PUBLIC HEARING APPLICATION NO. 1790-13-Z: Joseph & Kathleen Murphy** Seeking a Special Permit in accordance with 3.9 of the Wethersfield Zoning Regulations for the creation of a rear lot at 71-75 Thornbush Road, with the following conditions:

1. The location of all electric and gas lines shall be added to the mylars;
2. The requirement of Section 3.9.3. prohibiting the location of the existing three (3) car garage in the required access way for the rear lot is waived;

Second: Commissioner Dean seconded the motion.

Aye: Harley, Roberts, Margiotta, Oickle, Hughes, Fazzina, Dean, Standish;

Nay: None;

Vote: 8 – 0;

This Application was Approved with Conditions.

3.5 APPLICATION NO. 1791-13-Z: Sandra Meier dba Pawn Queen Seeking a Site Plan Amendment in accordance with Section 5.2 of the Wethersfield Zoning Regulations to expand the existing pawn shop to proposed annex in existing rear building at 1884 Berlin Turnpike.

Ms. Sandra Meier appeared before the Commission regarding this Application. She is requesting to expand her present business to the proposed annex in the existing rear storage building at the site. The rear storage building will display items and tools that are too large to display in the existing store front. The Applicant will have the ability to expand small item sales in the existing store front.

Commissioner Oickle inquired and Ms. Meier indicated the property owner plans to paint the building and that a storefront with glass and a door is planned for the site. She also noted there will be separate retail staff in both buildings.

Ms. Bradley indicated that she spoke with the Police Chief, and he has no questions regarding this Application. Signage will be reviewed by Design Review Advisory Committee and Town Staff. Two (2) additional parking spaces will be located at the site.

Clerk Margiotta inquired and Ms. Meier indicated tools, electronics, home (not automobile) stereo equipment will be sold at the subject site. The proposed space will allow for better display of larger items.

Motion: Commissioner Oickle made a motion to approve **APPLICATION NO. 1791-13-Z: Sandra Meier dba Pawn Queen** Seeking a Site Plan Amendment in accordance with Section 5.2 of the Wethersfield Zoning Regulations to expand the existing pawn shop to proposed annex in existing rear building at 1884 Berlin Turnpike with the following conditions:

1. The proposed business shall comply with all Building and Fire Codes;
2. All new signage shall be approved by the Design Review Advisory Committee;
3. Final elevation plans shall be approved by the Design Review Advisory Committee.

Second: Commissioner Margiotta seconded the motion.

Aye: Harley, Roberts, Margiotta, Oickle, Hughes, Fazzina, Dean, Standish;

Nay: None;

Vote: 8 – 0;

This Application was Approved with Conditions.

3.6 PUBLIC HEARING APPLICATION NO. 1792-13-Z: Crescent Street at Trinity College Seeking a Special Permit for temporary parking/storage of modular units at 1178 Silas Deane Highway.

Brian Cohan, (Director of Project Development for Kirchoff Campus Properties), representative of Trinity College at Crescent Street, LLC, appeared before the Commission regarding this Application. He noted an approval is requested for temporary parking rights at the subject site from April 15, 2013 to July 15, 2013, and from September 1, 2013 until December 1, 2013. He also noted the requesting entity is currently developing a student housing facility at Trinity College in Hartford, CT, and modular construction is being utilized. As a result, the site is required to temporarily park the modular units immediately prior to their set at the construction site. Mr. Cohan provided photocopies of the units for reviewer perspective of units' size and shape.

Commissioner Oickle inquired and Mr. Cohan indicated units were stored at Hartford Lumber Company (17 Albany Avenue, Hartford) and at Ernest Peterson Inc. (1830 Broad Street, Hartford). However, the lots at those companies become increasingly populated with building materials, and those companies

cannot offer the needed space. Mr. Cohan commented the subject site is thought to be more desirable due to its location and accessibility to Trinity College.

Vice Chairman Roberts inquired and Ms. Bradley indicated this Application was sent to the Fire Marshal, Police Department, and Town Engineering Department for review, and the Planning Department included their Memorandum a suggestion that if this Application is approved this evening, conditions be included regarding the maximum number allowed, as well as the storage location of the units in order to allow for safe and adequate fire/safety access.

Vice Chairman Roberts inquired as to whether he units constitute oversized loads when they are pulled out of storage and are transported. Mr. Cohan indicated the transportation boxes are confined to a specific period assigned and allowed by the State of Connecticut, Department of Transportation and are transported with full escort service. Vice Chairman Roberts mentioned the access driveway exiting the site is not ideal for oversized loads. Mr. Cohan mentioned the driveway entering the site is a bit steep but has worked out fine.

Commissioner Oickle inquired and Mr. Cohan indicated there is builders' risk insurance for the materials at the site and that there have been no additional security measures taken at/for the site. Mr. Cohan mentioned that security precautions would be invoked as needed.

Commissioner Oickle expressed the site as not a desirable location due to its visibility from the Silas Deane Highway. He is concerned with setting the precedent of allowing a major storage of construction materials and the presence of storage trailers in parking lots of commercial areas in Town. Commissioner Fazzina concurred and noted the site's visibility on the Silas Deane Highway with the unappealing view of storage trailers from passersby.

Ms. Bradley indicated the temporary storage of materials at sites is only allowed by special permit.

Clerk Margiotta inquired and Mr. Cohan indicated there is a rental agreement with the property owner for storage use by the Applicant at this site.

Commissioner Hughes expressed his concerns with the aesthetic impact of the site, as well as safety matters on the Silas Deane Highway.

Motion: Vice Chairman Roberts made a motion to continue the public hearing to Tuesday, May 7, 2013, of **PUBLIC HEARING APPLICATION NO. 1792-13-Z: Crescent Street at Trinity College** Seeking a Special Permit for temporary parking/storage of modular units at 1178 Silas Deane Highway.

Second: Commissioner Hughes seconded the motion.

Aye: Harley, Roberts, Margiotta, Hughes, Fazzina, Dean, Standish;

Nay: Oickle;

Vote: 7 – 1;

This Public Hearing was continued to Tuesday, May 7, 2013.

3.7 APPLICATION NO. 1793-13-Z: Andy Candiello/Metro PCS Seeking a Site Plan and Design Review to remove an existing radio cabinet and replace it with a battery and a new radio cabinet at 100 Executive Square.

**This Application was taken out of order for hearing prior to Agenda Items 3.1 through 3.6.
(Application was Approved -- Refer to Page 2)**

4. OTHER BUSINESS:

4.1 Request for Site Plan Approval Extension for 291-295 Ridge Road.

Ms. Bradley indicated there is an order from Property Maintenance Town Staff pending that expires by month end. The Commissioners discussed the ongoing issues of property upkeep and the request to extend the site plan approval submissions due to the outstanding property conveyance issue pending (as noted in the April 10, 2013 letter to Peter Gillespie from Mr. Tartaglia, Manager of 291 Ridge Road, LLC, & Special Purpose 5011, LLC).

Motion: Clerk Roberts made a motion to approve a ninety (90) day extension of time from the May 2013 deadline for commencement of construction, as noted in Section 10.1.D.5.B. of the Wethersfield Zoning Regulations for **APPLICATION NO. 1636-09-Z: 295 Ridge Road**, pursuant to all the terms and conditions of the original approval.

Second: Commissioner Hughes seconded the motion.

Aye: Harley, Roberts, Margiotta, Oickle, Hughes, Fazzina, Dean, Standish;

Nay: None;

Vote: 8 – 0;

Request for extension of deadline Approved as specified.

5. MINUTES – March 19, 2013 Planning & Zoning Commission Meeting Minutes:

March 19, 2013 Planning & Zoning Commission Meeting Minutes:

Motion: Vice Chairman Roberts made a motion to approve the Minutes from the March 19, 2013, Planning & Zoning Commission Meeting as submitted.

Second: Commissioner Standish seconded the motion.

Aye: Harley, Roberts, Margiotta, Oickle, Hughes, Fazzina, Dean, Standish;

Nay: None;

Vote: 8 – 0;

Minutes of the March 19, 2013 Meeting of the Planning & Zoning Commission were approved, as submitted.

April 2, 2013 Planning & Zoning Commission Meeting Minutes:

Motion: Vice Chairman Roberts made a motion to approve the Minutes from the April 2, 2013, Planning & Zoning Commission Meeting as submitted.

Second: Commissioner Standish seconded the motion.

Aye: Harley, Roberts, Oickle, Dean, Standish;

Nay: None;

Vote: 5 – 0;

Clerk Margiotta, as well as Commissioners Hughes and Fazzina, did not participate in the vote.

Minutes of the April 2, 2013 Meeting of the Planning & Zoning Commission were approved, as submitted.

6. STAFF REPORTS:

There were no reports made by Staff during this meeting.

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

There were no public comments made at this meeting regarding general matters of planning and zoning.

8. CORRESPONDENCE:

There were no additional items of correspondence discussed during this meeting.

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:

There were no pending applications discussed during this meeting.

10. ADJOURNMENT:

Motion: Commissioner Oickle motioned to adjourn the meeting at 9:18 p.m.

Second: Commissioner Fazzina seconded the motion.

Aye: Harley, Roberts, Margiotta, Oickle, Hughes, Fazzina, Dean, Standish;

Nay: None;

Vote: 8 – 0;

Meeting adjourned.

Respectfully submitted,
Ellen Goslicki, Recording Secretary