

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

May 7, 2013

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, May 7, 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:

Vice Chairman Roberts called the meeting to order at 7:06 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: Peter Gillespie, Town Planner/Economic Development Manager;
Denise Bradley, Assistant Planner

Vice Chairman Roberts noted at the time of roll call there were seven (7) full members and two (2) alternate members (*7:15 p.m. arrival) in attendance. All members present to participate.

Members of the Public were present.

2. OLD BUSINESS:

Vice Chairman Roberts mentioned Agenda Item 2.1 would be heard after Agenda Items 3.1 and 3.2.

Vice Chairman inquired and it was learned that no one present in the audience at this time would be speaking or representing the Applicant regarding Agenda Item 3.1.

The following motion was then made:

Motion: Commissioner Homicki made a motion to take out of order Agenda Item **3.2 PUBLIC HEARING APPLICATION NO. 1794-13-Z: Mohawk Northeast** Seeking a Special Permit for a temporary construction trailer at 105 Marsh Street.

Second: Commissioner Hughes seconded the motion.

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

Nay: None;

Vote: 8 – 0;

Agenda Item 3.2 (PUBLIC HEARING APPLICATION NO. 1794-13-Z: Mohawk Northeast Seeking a Special Permit for a temporary construction trailer at 105 Marsh Street) was taken out of order for hearing prior to Agenda Items 2.1 and 3.1.

3. NEW BUSINESS:

3.2 PUBLIC HEARING APPLICATION NO. 1794-13-Z: Mohawk Northeast Seeking a Special Permit for a temporary construction trailer at 105 Marsh Street.

Chris Barnwell, Project Engineer of Applicant, Mohawk Northeast, Inc., 170 Canal Street, Plantsville, CT, appeared before the Commission regarding this Application. The Applicant has been awarded the contract for the rehabilitation of the Route 3 Bridge over the Connecticut River. The Applicant is seeking a special permit for the installation of a 40' x 10' construction trailer at 105 Marsh Street (along the West side of the property) that would remain on the site temporarily for the duration of the project. The trailer would serve as a foreman's office and safety training facility. The contract documents indicate the project completion is currently scheduled for May 2015. Temporary electrical service to the trailer is proposed, as well as a port-a-potty, but no water or sewer service connection is proposed. Mr. Barnwell noted that since the location of the proposed trailer is above the 100-year flood plain, the Applicant would be prepared to remove the trailer to a location above the 100-year flood plain if flooding is predicted and eminent.

Commissioner Oickle inquired and Mr. Barnwell indicated the residence on the site is used by the Applicant as an office and the proposed trailer would be considered ancillary space for meetings and training. The steps for the trailer would be on the grass portion of the site to allow for safe driveway ingress/egress. The resident engineer has seven (7) staff members, and there are two (2) additional employees who utilize the second story of the existing home. Mr. Barnwell noted the parking area at the site is not used very much.

Clerk Margiotta inquired and Mr. Barnwell indicated there will be no materials or fuel stored at the site, as the construction (lay down) area is on North Meadow Road. The proposed trailer will be occupied for a few hours of the day.

Commissioner Homicki inquired and Mr. Barnwell indicated that on an average day, there will be approximately six to eight (6-8) employee vehicles on the site. At the most intense times, fifteen to twenty (15-20) employee vehicles would be on site. The trailer would likely be white or tan. The project is two and a half (2 1/2) years (ending in May 2015). Commissioner Homicki inquired and Mr. Barnwell indicated he would work on a banner to compliment the project if the Town requested it.

Commissioner Edwards inquired and Mr. Barnwell indicated the temporary electrical service would not be placed underground and that it would be placed on a pole located next to the trailer.

Commissioner Oickle thanked Mr. Barnwell for having a plan due to the location of the site in the 100-year flood plain and for notifying the neighbors prior to the hearing. He noted the convenience in

having the Town Public Works Department nearby.

Commissioner Dean inquired and Mr. Barnwell indicated an exit restoration plan for the site would include restorative grass, seeding, and clean up in the 40' x 10' area, as well as foot traffic areas utilized by the Applicant [re-establish long grasses and repair curbing to the satisfaction of the land owner, 105 Marsh Street, LLC (c/o James W. Clynch)].

Commissioner Hammer inquired and Mr. Barnwell indicated that no other sites have been considered for the location of the proposed trailer. The proposed port-a-potty would be located most likely on the north end of the trailer towards the parking area.

Commissioner Hammer inquired and Mr. Gillespie indicated the Historic District Commission (HDC) was provided a packet of information. Mr. Gillespie mentioned he had conversations with HDC Chairman and Vice Chairman who initially came to the conclusion that because it is a limited duration, temporary structure, that it didn't require HDC approval. Mr. Gillespie heard this morning that the HDC may be rethinking that decision.

Commissioner Hammer and Mr. Gillespie concurred that this Application being under PZC review under Special Permit Regulations, those Regulations indicate PZC is to consider compatibility with the surrounding area, as well as all the potential impacts.

Commissioner Hughes inquired and Mr. Barnwell indicated the Applicant would be willing to place a ten (10') foot stockade fence around the port-a-potty, and provide shrubbery, around the trailer, and skirt the bottom of the trailer to screen those structures and areas from the public.

Public Comments:

Mark Walsh, 138 Broad Street, appeared before the Commission and noted he was not in favor of this Application. He mentioned the special permit would contribute to the problem of large truck traffic that is not desired on Broad Street. He inquired and Mr. Barnwell indicated the Applicant cannot guarantee that trucks involved with the bridge project will not utilize Broad Street in Old Wethersfield. Mr. Barnwell noted the material supplier is in Glastonbury, CT and that there is a supplier from Maine. Mr. Walsh asked that the Commission look to limit truck traffic access and keep truck traffic off Broad Street while limiting said truck travel solely to on and off the highway.

Judy Keane, 126 Broad Street, appeared before the Commission and noted she was not in favor of this Application. She emphasized the community has been trying to positively promote the Town despite a serious lack of property upkeep from areas in Town such as a farm that is currently being used as a dumping ground and which is in proximity to the Town garage. She noted the location of the subject property, as well as the hereinbefore mentioned properties, are very visible areas in Town, and, as such the proposed site is located in a gateway to Wethersfield. She described inviting the public to our Town's Historic District and having a view of a trailer and port-a-let at the entrance to Town as abominable. She noted that having a trailer and port-a-let at the site would make more of a lasting impression and would mitigate all the positive efforts being made for the new plantings and signage that will be installed in that area soon. A barrier to positive development would occur. She also noted having a banner placed in proximity to the site is a bad idea, as it is expensive, difficult to install and remove, and would advertise a business that has no permanent place in Town. She stated Historic District Commission does not allow anyone to change anything in their property (residences) and

questioned why the HDC is not interested in this location, a gateway to the Historic District. She also noted that the port-a-let on the Town Green used to be screened by a stockade fence. The fence was destroyed by fire and has not been replaced. She would like to see it replaced. She suggested that the trailer be located down by the construction site instead.

Howard Greenblatt, 35 Broad Street, appeared before the Commission and noted he was not in favor of this Application. He noted it is inappropriate to approve this Application as to do so otherwise would completely contradict the positive improvements (beautification, way finding signage, façade improvements, etc.) made in Town. He also noted that the proposed site location of being in a Historic District gateway to Town makes this Application even more inappropriate. He mentioned the first view from tourists would be a port-a-potty, a construction trailer, as well as a dumpster that has no inclusion and screening with the plan proposed and submitted. He believes that presenting the community in the manner described herein would not make a strong case for promotion of tourism in Town.

Kathy Dolan, 145 Broad Street, appeared before the Commission, noted she concurred with the previous speakers and stated she was not in favor of this Application. She described the Historic District as beautiful and reflective of the time and money being spent to keep it pleasant. She views the proposed structures as unsightly for the area and stressed the importance of maintaining a favorable impression of our Town. She mentioned that two-and-a-half (2 ½) years is not temporary, and there is the possibility that the project may go even longer. She noted that although decisions of this kind may be viewed as small decisions, they are important in terms of precedence setting and creating a favorable first impression. She stated there is compliance by the community to regulations imposed by the HDC for property owners in the Historic District.

Shireen Aforismo, 185 Broad Street, appeared before the Commission and noted she was not in favor of this Application. She spoke of the time and effort made to keep her bed and breakfast business and home beautiful. She noted her customers visit from all over the country and world. The subject site is the first and last impression they leave with due to the location of it being a gateway into Old Wethersfield. She mentioned her customers enjoy the Green and what it has to offer. She does not want those appealing qualities to be diminished as a result of making property unsightly.

Vice Chairman Roberts inquired and Mr. Gillespie indicated that if the Commission was inclined to approve this Application, a number of conditions are proposed for inclusion such as: 1) duration (May 2015 or a few months beyond); 2) a prohibition of materials/equipment storage; 3) flood plain plan for removal of trailer (per wetlands officer); 4) screening for: port-a-potty, trailer, as well as a skirt around trailer; and 5) parking.

Commissioner Dean recommended the additional condition that a copy of the state construction sign be placed at the site (on the trailer or fencing) showing that the site is a construction site, and is therefore, temporary in nature. He inquired and Mr. Gillespie indicated he does not know if there is a weight load limit for trucks on Marsh Street.

Commissioner Standish noted it is ironic that this meeting's Agenda lists two (2) Applications requesting temporary storage trailers and modular structures in Wethersfield on the east side of town. He is concerned of a precedent being established of our Town foregoing zoning regulations and requirements of activities that are not normally allowed in Town and/or District. The consideration is whether the subject location is suitable for the surrounding area. He noted the subject location is found at a gateway to Old Wethersfield from I-91, and also noted that one should wonder if the first

impression from someone visiting Old Wethersfield from I-91 would be favorable.

Commissioner Hammer mentioned the importance of considering the special permit criteria and read aloud factors for consideration that are stated in the Town Regulations: (citing from Town Zoning Regulations, Article VIII – Special Permit Criteria) **8.1. Suitable Location.** A. The location and size of the proposed use or activity will be in harmony with the orderly development of the area and compatible with other existing uses; and B. The nature and intensity of the use or activity in relation to the size of the lot will be in harmony with the orderly development of the area and compatible with other existing uses. **8.2. Neighborhood Compatibility.** A. The design elements of the proposed development are attractive and suitable in relation to the site characteristics, the style of other buildings in the immediate area, and the existing and probable future character of the neighborhood in which the use is located; B. The proposed use or activity will not alter the essential characteristics of the area or adversely affect property value in the neighborhood; and C. That adequate provision has been made for the maintenance of the proposed development (structures, streets, and other improvements). **8.3. Appropriate Structures And Landscaping.** B. The proposed structures will not hinder or discourage the appropriate use of adjoining property or diminish the value thereof. **8.8. Consistent With Purposes.** A. The proposed use or activity will not have any detrimental effects upon the public health, safety, welfare, convenience, or property values; B. The proposed use will not conflict with the purposes of the Regulations; and C. The proposed use or activity will further the goals, objectives, and policies and will be consistent with the recommendations of the Plan of Conservation & Development. He also noted there are other considerations in the special permit criteria which also speak to enhancing community development. He mentioned having the house currently rented and occupied with a tenant is a good thing, but noted with respect to the parties involved that when criteria as mentioned hereinabove is considered and applied, the Application request clearly does not meet the standards.

Mr. Barnwell indicated the trailer would be used for temporary purposes, and there is a possibility of hiring some local people for good paying jobs on the construction work from the applicant pool. He noted the proposed location is directly across the street from the Town Garage. The proposed location was chosen in an area of the property away from the road where it would be tucked in and with the proposed trailer being screened by as many trees on the site as possible.

Clerk Margiotta inquired and Mr. Barnwell described the thirty million (\$30,000,000.00) dollar project of rehabilitating the Putnam Bridge. This project has begun with the construction of a ramp beginning on North Great Meadow Road that was built up to the abutment of the Putnam Bridge. There will be stripping of lead paint from the bridge, containing that waste, and taking it off site for proper disposal as to not pollute the ground below it. The bridge will be re-painted, paved, and new parapet will be installed. There will be a six (6') foot wide footpath along the south side of the bridge that will extend across the CT River, and a portion of the ramp will be left in place to allow foot or bike access/traffic from North Great Meadow Road. There will be a ramp on the Glastonbury side of the bridge. Several local contractors will be hired or have been hired for this project. All of the contractor traffic at the site should be accessed from Route 3. Significant invasive species removal has been completed at the expense of three hundred thousand (\$300,000.00) dollars on the Wethersfield and Glastonbury sides of the Putnam Bridge. The invasive species removal portion of the contract with the Applicant will last for five (5) years [which includes three (3) years of maintenance of invasive species removal after the project is completed]. Appropriate wetlands plantings, a plan approved by the CT D.O.T, will be re-planted by the Applicant at the culmination of this project.

Jim Clynych, 903 Ridge Road, owner of subject site (105 Marsh Street) appeared before the Commission

and noted he was in favor of this Application. He purchased the previously condemned property from the Town five (5) years ago. The Town had three (3) options for this property. He noted the Town chose to sell the property rather than spend six hundred thousand (\$600,000.00) dollars to fix it up for Town use or knock it down. He noted the Historical Society was not interested in purchasing the property. He has spent over three hundred thousand (\$300,000.00) dollars renovating this house. He is surprised that no one complained when the subject property was not properly maintained by the Town prior to his ownership. He is also surprised there are complaints regarding this Application despite the positive comments this property owner has received regarding his renovation of the residence (Olsen House) at the subject site. The site was empty for at least thirty (30) months before the Applicant decided to rent it.

Commissioner Homicki inquired and Mr. Clynch indicated he has owned the site four-and-a-half (4 ½) years. He mentioned before the market crashed, there was interest from potential renters such as a doctor, attorney and interest from a restaurant. He had a thirty-two thousand (\$32,000.00) dollar sprinkler system installed in the building. He is glad to have the present tenant. He noted there are restrooms in the residence with handicapped accessibility.

Howard Greenblatt, 35 Broad Street, mentioned the opposition to this Application does not speak negatively to the fine renovations made to the home or the great work being completed on the Putnam Bridge project. Pride and beauty in the community are the drivers in opposing a forty (40') foot trailer, a port-a-potty, and a dumpster placed in a very visible area that is an entrance to Town and happens to be in the Historic District. He noted there is ample office space in Wethersfield that would welcome the Applicant as a tenant.

Commissioner Homicki inquired and Mr. Barnwell indicated the lease with property owner is not affected by the need for the trailer proposed. Mr. Barnwell mentioned it would be easier to locate the trailer at the site and make the business run easier.

Howard (Buzz) Willard, 141 Main Street, mentioned Marsh Street is a front door to the community and deems the trailer inappropriate for the area. He noted the Historical Society could not afford to purchase the property prior to the Town owning it. He is concerned that post construction project, there would be a door opened to the possibility of aggressive development of that area as a solution to not having commercial trailers present in that area.

Mark Walsh, 138 Broad Street, indicated he understands the project is temporary but reasoned there is no assurance as to what will occur in the surrounding neighborhood during its duration.

Judy Keane, 126 Broad Street, mentioned the reason she is opposed to this Application is because the beautiful renovations made to the Olsen House make for a nice way for people to arrive in our Town. She asked that neighbor notification criteria of 300' feet from a subject site's boundaries in consideration of zoning Application matters be extended. She explained that in this Application, there were only four (4) people notified because the largest land holder notified was a cemetery. She further explained that neighbor notification can occur via e-mail and reverse calling. She mentioned as President of the Keane Foundation, neighbors as much as four (4) blocks away from Wethersfield Cove were informed of the annual Cove Side Carnival.

Jim Clynch, 903 Ridge Road, owner of subject site (105 Marsh Street) mentioned the neighbor at the site is the Town Garage, a permanent operation with traffic and trash disposal/removal, and the proposed

Application is temporary.

Mr. Barnwell indicated another factor for having the trailer is because there is not adequate meeting space for more than eight (8) people and believed having a trailer was the best solution in respecting the condition of the existing home rather than having construction personnel in and out of the home.

Commissioner Hughes inquired and Mr. Barnwell mentioned the bridge construction project is currently running ahead of schedule but there is always the possibility of the project taking longer than scheduled.

Motion: Commissioner Hughes made a motion to close the public hearing of **PUBLIC HEARING APPLICATION NO. 1794-13-Z: Mohawk Northeast** Seeking a Special Permit for a temporary construction trailer at 105 Marsh Street.

Second: Commissioner Standish seconded the motion.

Aye: Roberts, Margiotta, Hammer, Oickle, Homicki, Hughes, Edwards, Standish;

Nay: None;

Vote: 8 – 0;

Public Hearing Closed.

Motion: Commissioner Hammer made a motion to deny **PUBLIC HEARING APPLICATION NO. 1794-13-Z: Mohawk Northeast** Seeking a Special Permit for a temporary construction trailer at 105 Marsh Street.

Comments:

Commissioner Hammer indicated the sole question before this Commission for the special permit is whether the proposed use is appropriate for the site. He noted the D.O.T. construction project is not a contributing factor in this Application, as the construction project will survive regardless of the outcome of this Application. He mentioned the positive improvements to the site, noting there was never the expectation under Town regulations that the proposed site could be populated with trailers. He noted there would be negative impact and does not view and upside to an approval of this Application.

Second: Commissioner Standish seconded the motion.

Aye: Roberts, Hammer, Homicki, Hughes, Edwards, Standish;

Nay: Margiotta, Oickle;

Vote: 6 – 2;

This Application was Denied.

Discussion:

Commissioner Standish noted: 1) if the proposed site was the only site for the trailer, 2) there was a compelling reason for placing it at the site, and 3) the site was the only place a group of as many as

fifteen (15) people could meet, then perhaps a case could be made for hardship under the circumstances in a special permit. He also noted that while the efforts of Mr. Clynch (property owner) and the work being done on the Putnam Bridge are applauded, he suggested there is either a better place for the proposed trailer, or there is an alternative meeting place/temporary location for the Applicant's crew to meet when meeting attendees exceed the number of eight (8). He mentioned the requested permit does not in any way enhance or conform to any of the issues that exist in the neighborhood and its historic district. He supports a denial of this Application.

Commissioner Oickle mentioned he does not concur with the comments made by Commissioners Hammer and Standish regarding a denial of this Application. He noted the entryway to I-91 on Marsh Street is quite a distance away from the Broad Street Green. He also noted that the presence of the Public Works area with all its equipment and supplies negates the perception of the Marsh Street area as a wonderful entryway to Old Wethersfield. He noted the improvements to the Putnam Bridge are important to the Town and will encourage visitors. He indicated that while he is in favor of improving things, he questions whether residents of Old Wethersfield approve the idea of having many people visiting that area of Town. He believes the Applicant would keep the site in order, and conditions in an approval would ensure site order. He indicated the time duration for the special permit requested was not exceedingly long and does not view the proposed location as inappropriate.

Clerk Margiotta mentioned the bridge project with its new walkway/bikeway will enhance the Town. He noted that if the proposed trailer was properly screened, the site would be a suitable location for the temporary use requested in this Application.

Commissioner Hughes noted his understanding of the scope of the bridge project, the proposed site as ideal for the Applicant and how the bridge project not only helps the Town, but the entire State. He described the considerations of: 1) setting precedent (8 bridge decks currently in Wethersfield), 2) if "overs" are discovered on this bridge resulting in a longer duration for the project (thus trailer present for longer than two (2) years), 3) what he described as "super strict standards" the Old Wethersfield community has been held to by the Historic District Commission, 4) the rules and regulations of a special permit, and 5) testimony from neighbors residing near the proposed location. He noted at this point, he could not support this Application.

Commissioner Homicki mentioned several gateways to Wethersfield have characteristics that may not be considered as optimal (i.e. presence of construction trailers, unfulfilled pad sites, blight ordinance) and concurs with Commissioner Oickle's comments regarding the location of the Town garage and its proximity to the subject Site. He described his silent observation and posed the question of how long the Town should wait for property to be transitioned and/or utilized appropriately. He noted the owner of the subject property has a lease with the Applicant with confirmation that the occupancy will be there for the next two (2) or three (3) years. He noted the proposed port-a-potty could be compromised, as there is plumbing and a restroom facility in the building currently on the property. He also noted a temporary pole located near the brook and not in open view as an option for screening that utility at the site.

Commissioner Standish commented that the Town dump was located in Putnam Park previously and was transferred to a location at the Town Garage. The result was the creation of the Town Transfer Station, a substantial improvement for waste management. Waste materials are collected in an area not visible from the road, temporarily stored then either recycled or carted away from the site as trash. He mentioned the appearance of the Olsen House (Applicant's proposed site - 105 Marsh Street) is substantially improved from when the Town owned it, as well as from the time of the previous owners prior. He noted the presence of the proposed trailer at the site is not in the best interests of the Town or of a special permit.

Commissioner Hammer indicated there has been no positive reason articulated as to why the proposed Application is appropriate to do under Town Regulations. He noted the evidence is that denying this Application has no impact on the ability to go forward with the Putnam Bridge project and that there is no overall redeeming land use or other good coming from this Application.

Clerk Margiotta added the proposed trailer would be used for training and is akin to that of adding an annex to a building of an educational facility. He proposed having a time limit of one (1) year for the special permit.

Commissioner Hammer indicated the Applicant should have known needed space considerations when renting the site initially and noted the Applicant suggested he could make other arrangements for space if necessary (thus, no hardship demonstrated). He mentioned there is unused office space available in Town.

Commissioner Dean indicated he is persuaded by the terms of the Town Regulations.

2. OLD BUSINESS:

2.1 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.---**HEARING CLOSED, NO ACTION TAKEN.**

Ms. Bradley and the Commissioners ended the previous discussion of this matter at the April 16, 2013 Planning & Zoning Public Hearing and Meeting with a directive that Staff would finalize the Plan (POCD) with consultant, Glenn Chalder, AICP, Planimetrics, to incorporate additional information and/or update the document based on feedback to date, as appropriate.

Mr. Gillespie summarized the additions/corrections to the Draft of the proposed 2013 Plan of Conservation and Development (POCD) resulting from discussion at the April 16, 2013 Planning & Zoning Public Hearing and Meeting. The additions/corrections were made Glenn Chalder, AICP, Planimetrics, due to the final comments made up to the point of the public hearing being closed.

Although the Public Hearing was closed, there were no additional comments from the Public.

Commissioner Comments:

Commissioner Oickle reiterated he is not in favor of having the Silas Deane Highway reduced to a two (2) lane road, as it will create traffic problems in other areas of Town. He noted sustaining farming activity language should be added and CCHD should be added to the tables in the POCD implementation sections regarding priorities and their tasks.

Mr. Gillespie indicated there is language in the POCD regarding the support of farming. He inquired and Commissioner Oickle indicated that the following language in the POCD is desired: "if farms are acquired, then they remain in farming practice".

Vice Chairman Roberts indicated two acres of the Wilkus Farm property acquisition were carved out for farming but did not place the open space easement on a portion of the part east of Willow Street with the goal of having that part of it be actively farmed. He noted it is worth looking into the process Mr. Woodward explained of the Town prequalifying for participation in the Community Farms program from the Department of Agriculture (locally significant farms) because current farms in Town would not be eligible to apply.

Vice Chairman Roberts inquired and Mr. Gillespie indicated that follow up details of getting involved in CT River Blueway program will be provided as they are received. Vice Chairman Roberts noted that likes the variety of having Town events in different locations as opposed to having them in an area such as a pavilion or band shell type of venue. Mr. Gillespie indicated the show mobile allows for that variety in venue offerings.

Commissioner Homicki indicated and Commissioner Oickle concurred it does not hurt to have language in the POCD suggesting the possibility of having a band shell or pavilion in Town. Mr. Gillespie noted having said language in the POCD may qualify the Town for some funding in this regard.

Commissioner Standish urged having language in the POCD omitted relative to the possibility of having a band shell or pavilion in Town, as the mobile trailer was purchased specifically to have events in a number of locations rather than impose the permanent status in an area of Town. He noted caution with getting involved with the CT River Blueway program, as the Town may be limiting itself with conditions associated with acceptance of funding. He encouraged promoting railway rather than greenway for area of railroad tracks, as the railroad tracks are already prepared and have been used for

rail service.

Motion: Commissioner Standish made an amendment to eliminate reference to a permanent band shell from this Plan (POCD).

Second: Commissioner Hammer seconded the motion.

Aye: Roberts, Margiotta, Hammer, Standish;

Nay: Oickle, Homicki, Hughes, Edwards, Dean;

Vote: 4 – 5;

Amendment to reference in draft plan was Denied.

Discussion:

Commissioner Homicki described the proposed POCD as thorough and complete.

Commissioner Standish concurred with Commissioner Homicki and noted that there are three (3) additional items added that were not fully discussed with the Commission (band shell, CT River Blueway program and rail vs. greenway). Commissioner Standish advocated the removal of reference in the POCD to a permanent band shell, as he noted he does not want to see the reference added in what he described as in the back door manner of placing the reference in the draft document at the last minute and without discussion.

Commissioner Hughes mentioned and Commissioners Oickle and Dean concurred that the implementation of projects referred to in the POCD would be vetted before the community before they are finalized.

Motion: Commissioner Homicki made a motion to approve **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, with an effective date of June 1, 2013, and to accept the POCD revisions, as filed.

Second: Commissioner Oickle seconded the motion.

Aye: Roberts, Margiotta, Hammer, Oickle, Homicki, Hughes, Edwards, Dean;

Nay: Standish;

Vote: 8 – 1;

This Application was Approved.

3.1 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.-
-- **CONTINUED FROM 04/06/13.**

Mr. Gillespie indicated there was no return call or message from Brian Cohan, (Director of Project Development for Kirchoff Campus Properties), representative of Trinity College at Crescent Street, LLC, who had appeared before the Commission regarding this Application. There has been no withdrawal of this Application.

Mr. Gillespie noted that as of 4:30 p.m. today, there were no trailers or equipment left on the subject site related to the temporary storage. Mr. Gillespie indicated that based on this information, he believes the spring and summer activities have concluded. He noted the Commissioners could keep this Application open and Town Staff would reach out to the Applicant and the matter would be placed on the next meeting agenda for action.

Motion: Commissioner Standish made a motion to close the public hearing 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 Oickle seconded the motion.

Aye: Roberts, Margiotta, Oickle, Homicki, Hughes, Edwards, Dean, Standish;

Nay: None;

Abstain: Hammer;

Vote: 8 – 0 – 1;

Public Hearing Closed.

Motion: Commissioner Oickle made a motion to deny **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 Homicki seconded the motion.

Aye: Roberts, Margiotta, Oickle, Homicki, Hughes, Edwards, Dean, Standish;

Nay: None;

Abstain: Hammer;

Vote: 8 – 0 – 1;

This Application was Denied.

Discussion:

Commissioner Standish indicated a denial of this Application is appropriate, as this Commission denied a construction trailer at 105 Marsh Street. He noted there is now precedence that this Commission should not grant special permits for temporary and transitional construction purposes carte blanche and thus prohibit modular construction storage units in prime public locations in Town.

Commissioner Oickle agreed with Commissioner Standish in a general sense but indicated there may be

instances where the aforesaid structures are appropriate (i.e. local contractor use for short time duration).

4. OTHER BUSINESS:

There was no Other Business discussed during this meeting.

5. MINUTES – April 16, 2013 Planning & Zoning Commission Meeting Minutes:

Motion: Commissioner Oickle made a motion to approve the Minutes from the April 16, 2013, Planning & Zoning Commission Meeting as submitted.

Second: Commissioner Dean seconded the motion.

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

Nay: None;

Vote: 6 – 0;

Commissioners Hammer, Homicki, and Edwards did not participate in the vote.

Minutes of the April 16, 2013 Meeting of the Planning & Zoning Commission were approved, as submitted.

6. STAFF REPORTS:

Mr. Gillespie mentioned the Town has advertised a part-time Zoning Enforcement Officer position that is available in the Building Department.

Mr. Gillespie noted the State Bond Commission granted the Town five hundred thousand (\$500,000.00) dollars for drainage and park improvements, and specifically for improvements to intersections in Old Wethersfield. There are luminary conceptual alternative plans included in the Old Wethersfield Master Plan which need further details and refinement. There will be several opportunities, including public meetings, to look at the matter further and before the matter goes forward. (Commissioner Standish inquired and Mr. Gillespie indicated comments made on a website regarding community feedback on treatments at key intersections in Old Wethersfield were archived. Commissioner Standish indicated that feedback is important as the Town moves forward in addressing those intersections.)

Mr. Gillespie indicated there are nine (9) locations in Wethersfield determined as eligible for the CT Transit Bus Shelter Program and that there will be a presentation to Town Council and then an Application to PZC regarding an approval of those locations. There will be a request to allow for advertising possibilities in bus shelters located in commercial zones.

Mr. Gillespie mentioned the Town Manager would like Mr. Gillespie to begin a discussion with this Commission soon, as the Town Attorney will be consulted regarding the issue of sovereign immunity and zoning relative to skilled nursing facilities.

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 Homicki motioned to adjourn the meeting at 9:17 p.m.

Second: Commissioner Dean seconded the motion.

Aye: Roberts, Margiotta, Hammer, Oickle, Homicki, Hughes, Edwards, Dean, Standish;

Nay: None;

Vote: 9 – 0;

Meeting adjourned.

Respectfully submitted,
Ellen Goslicki, Recording Secretary