

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

November 18, 2014

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, November 18, 2014 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 Roberts called the meeting to order at 7:00 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
Richard Roberts, Chairman	✓		
Thomas Harley, Vice Chairman	✓		
Antonio Margiotta, Clerk	✓		
James Hughes			✓
George Oickle	✓		
Joseph Hammer			✓
Anthony Homicki			✓
Angelo Robert Fazzina	✓		
Thomas Dean	✓		
Alex Vasel (alternate)			✓
Leigh Standish (alternate)	✓		
Ryan Allard (alternate)	✓		

Also present were: Peter Gillespie, Town Planner/Economic Development Manager; and Denise Bradley, Assistant Planner

Members of the Public were present.

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

2. OLD BUSINESS:

There was no old business discussed during this meeting.

3. NEW BUSINESS:

3.1 PUBLIC HEARING APPLICATION NO. 1842-14-Z: Kishan Patel Seeking a Special Permit in accordance with Section 5.8 of the Wethersfield Zoning Regulations for retail liquor sales at 860-862 Silas Deane Highway.

The Applicant was not present nor did any representation appear before the Commission regarding this application.

Mr. Gillespie indicated several attempts had been made since the last hearing to contact Mr. Patel. He has not responded to any of these and has removed the public hearing sign from the property.

PUBLIC COMMENTS:

Atty. Richard Kuzmak, on behalf of Buy Rite Liquors, appeared before the Commission and spoke unfavorably of this Application. He noted his reasons given at the previous hearing and indicated that the Commission had ample reason to deny this Application. He included in these reasons the Applicant's lack of attempt to follow pre-application procedures.

Leonard Rotondaro, owner of 865 Silas Deane Highway, appeared before the Commission to speak unfavorably of this Application. He noted his property is directly across the street from the proposed location for the liquor store and is occupied by his nephew and the nephew's wife. There is currently a traffic hazard when leaving the driveway and he noted this condition would worsen with the addition of a liquor store in that area and is opposed to this application for safety reasons.

Commissioner Oickle inquired and Mr. Rotondaro indicated that this section of the Silas Deane, in his opinion, has the worst access. He noted he lived in the house when the Silas Deane Highway was only two lanes and that the increased traffic makes it difficult to get in or out of the driveway.

Eugene Skladnowski, 309 Wolcott Hill Road, appeared before the Commission to speak unfavorably of this Application. He noted the difficulty in accessing this parking lot and was concerned about the impact it would have on evening traffic from 4:00-7:00 pm.

Commissioner Roberts inquired and Mr. Gillespie indicated there are some time constraints for a decision to be made.

Commissioner Roberts mentioned the Applicant had removed the sign from the property while the public hearing was still pending.

Mr. Gillespie stated that the sign had been left at his office following the decision to Table the Application at the previous meeting and that all efforts to contact the Applicant had gone unanswered. Inadequacies noted by Commission members and staff have gone unanswered.

Motion: Commissioner Oickle made a motion to close the Public Hearing regarding **PUBLIC HEARING APPLICATION NO. 1842-14-Z Kishan Patel** Seeking a Special Permit in accordance with Section 5.8 of the Wethersfield Zoning Regulations for retail liquor sales at 860-862 Silas Deane Highway.

Second: Vice Chairman Harley seconded the motion.

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

Nay: None;

Vote: 8-0;

Public Hearing Closed.

Commissioner Oickle indicated that criteria noted by Michel Turner, Town Engineer, had not been met by the Applicant.

Motion: Vice Chairman Harley made a motion to deny **PUBLIC HEARING APPLICATION NO. 1842-14-Z Kishan Patel** Seeking a Special Permit in accordance with Section 5.8 of the Wethersfield

Zoning Regulations for retail liquor sales at 860-862 Silas Deane Highway.

Second: Commissioner Oickle seconded the motion.

Discussion:

Commissioner Oickle indicated that the Applicant did not return to the Commission with answers to the questions they posed at the previous meeting and therefore the Application is incomplete.

Voting:

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

Nay: None;

Abstain: Roberts, Dean;

Vote: 6-0;

Application Denied.

3.2 PUBLIC HEARING APPLICATION NO. 1846-14-Z: Francesco Rodriguez Seeking a Special Permit in accordance with Section 3.5 of the Wethersfield Zoning Regulations to park a boat larger than permitted in a residential zone at 34 Mayfield Rd.

The Applicant was not present nor did any representation appear before the Commission regarding this application.

Chairman Roberts noted the pictures submitted by the Applicant of the boat parked next to the house.

Mr. Gillespie indicated this Application was prompted by a zoning complaint and subsequent issuance of a violation notice. He noted the allowable limit for boats is eighteen (18') feet in length while this boat is approximately twenty-three (23') feet in length. It is parked in the rear yard.

Commissioner Allard inquired and Mr. Gillespie indicated there is no height restriction.

Chairman Roberts noted the correspondence from Pam Brooks of 22 Casey Ln opposing this Application.

Mr. Gillespie indicated Section 3.5.1, B.3 of the Wethersfield Zoning Regulations, Permitted Accessory Use, Vehicular Storage:

“Outside storage of one recreational vehicle, one boat and its trailer, or one automobile trailer not more than eighteen (18) feet in length, may only be parked in the rear yard by the resident when treated as an accessory structure in compliance with Section 3.6.”

PUBLIC COMMENTS:

Noemi Rodriguez, 26 Mayfield Road, appeared before the Commission to speak unfavorably of this Application. She indicated the boat is parked outside her kitchen window in the neighboring yard. She

noted her concern for neighborhood kids getting hurt in the yard if the boat slips down the hill from its current location.

Cynthia Cruz, 15 Casey Lane, appeared before the Commission to speak unfavorably of this Application. She indicated she resides diagonally to the rear of the Applicant and is concerned the boat is hazard. She also noted concern for the boat owner who is not a resident of Wethersfield.

Commissioner inquired and Ms. Cruz clarified her location.

Ms. Rodriguez presented the Commission with a letter from a resident on Mayfield Road whom wished to remain anonymous but spoke unfavorably of the Application.

Commissioner Oickle noted the boat height was nearly as tall as the 2nd story of the home. It is currently sitting on grass and he questioned the need for a base below the boat. He noted the close proximity to wetlands and that in his analysis of the property the boat was parked in the side yard, not the rear.

Motion: Chairman Roberts made a motion to close the Public Hearing regarding **PUBLIC HEARING APPLICATION NO. 1846-14-Z Francesco Rodriguez** Seeking a Special Permit in accordance with Section 3.5 of the Wethersfield Zoning Regulations to park a boat larger than permitted in a residential zone at 34 Mayfield Rd.

Second: Commissioner Dean seconded the motion.

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

Nay: None;

Vote: 8-0;

Public Hearing Closed.

Motion: Vice Chairman Harley made a motion to deny **PUBLIC HEARING APPLICATION NO. 1846-14-Z Francesco Rodriguez** Seeking a Special Permit in accordance with Section 3.5 of the Wethersfield Zoning Regulations to park a boat larger than permitted in a residential zone at 34 Mayfield Rd.

Second: Commissioner Oickle seconded the motion.

Voting:

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

Nay: None;

Vote: 8-0;

Application Denied.

4. OTHER BUSINESS:

There were no matters of Other Business discussed during this Meeting.

5. MINUTES – November 4, 2014. Planning & Zoning Commission Meeting Minutes

Motion: Commissioner Oickle motioned to table the minutes.

Second: Commissioner Standish seconded the motion.

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

Nay: None;

Vote: 8-0;

Minutes Tabled.

6. STAFF REPORTS:

Mr. Gillespie indicated that the Town Manager, Jeff Bridges, expressed a desire to have a meeting with the Commission to discuss the recently adopted plan for Conservation and Development.

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

There were no public comments on general matters during this meeting.

8. CORRESPONDENCE:

There were no items of correspondence discussed at this meeting.

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:

9.1 PUBLIC HEARING APPLICATION NO. 1845-14-Z 530 Silas Deane Associates LLC Seeking a Special Permit in accordance with Section 5.3 of the Wethersfield Zoning Regulations for outdoor storage container at 530 Silas Deane Highway.

10. ADJOURNMENT:

Motion: Commissioner Oickle motioned to adjourn the meeting at 7:48 p.m.

Second: Vice Chairman Harley seconded the motion.

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

Nay: None;

Vote: 8-0;

Meeting adjourned.

Respectfully submitted,
Lindsay Schmitt, Recording Secretary