

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

**May 20, 2014**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, May 20, 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 7:02 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			✓
Dave Edwards	✓		
Angelo Robert Fazzina			✓
Thomas Dean (alternate)	✓		
Alex Vasel (alternate)			✓
Leigh Standish (alternate)	✓		

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

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.

Members of the Public were present.

**2. OLD BUSINESS:**

There was no old business discussed during this meeting.

**3. NEW BUSINESS:**

**3.1 PUBLIC HEARING APPLICATION NO. 1818-14-Z:** John Jakubowski seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for a change of use (yoga studio to small grocer/specialty general store) and outdoor seating at 221 Main Street.

Applicant John Jakubowski and Meghan Kirk, 97 State Street, appeared before the Commission regarding this Application. He noted the desire to change the use of the space from a yoga studio to an old fashioned country store/country market and to obtain a special permit for outdoor seating at 221

Main Street. He provided copies of a diagram of the outdoor seating to the Commission members.

Ms. Kirk indicated a name of the proposed business has not yet been determined, but the name may be something to the effect of “Old Wethersfield Country Market” or “Old Wethersfield Country Store.” Local produce, cheeses, artesian breads, penny candy by the piece or bulk, nostalgic chocolates, fine chocolates, preserves, oils, dips, as well as every day convenience items such as: milk, water, sunscreen; gift items, and snacks. Live bait would also be sold for fishing at Wethersfield Cove. She indicated the store would attract those in search of local produce and healthy snacks (i.e. organic yogurt, milk), those who would enjoy purchasing some candy, and those who would enjoy unique artesian breads and cheeses unique to the proposed store and not found in chain grocery stores. Lottery tickets, fruit, and energy drinks will also be sold.

Ms. Kirk noted the proposed store would be open seven (7) days a week from the hours of 9:00 a.m. to 7:00 p.m. (hours may vary depending on season). She noted the business will start off with three (3) employees and will not exceed six (6). She also noted that employees will be directed to park off site.

Ms. Kirk explained the proposed business as good for the community and its visitors. She noted the business will contribute to economic development in Old Wethersfield and the Town as a whole. She described the business as promoting the historic feeling of the neighborhood and that would be cohesive with other businesses in the area.

Chairman Roberts inquired and Ms. Kirk indicated the outdoor seating is proposed to afford customers the opportunity to sit and enjoy their purchases.

Commissioner Oickle inquired and Mr. Jakubowski indicated that customers will be encouraged to park at the community parking area behind the Keeney Memorial Cultural Center and that trucks servicing the store will have access to load goods at the rear of the building. Mr. Jakubowski indicated deliveries will be organized to occur on the same day (to the extent possible). Mr. Jakubowski noted that in terms of accommodating parking, the existing business (yoga studio) has 15-20 clients in the studio at a time and, regularly, there will not be as many people in the proposed store at a given time. He believes that parking will not be an issue for the proposed business and that the average time a patron will spend in the store will be approximately five to ten (5-10) minutes.

Ms. Kirk explained her reason for parking as a non issue. She indicated that the business at the site prior to the existing yoga studio was “Mainly Tea,” a twenty-four (24) seat restaurant. She indicated that the proposed business will not have twenty-four (24) customers in the store at once on a regular basis.

Commissioner Standish inquired and Mr. Jakubowski indicated that no sandwiches or prepared foods will be sold by the proposed store.

**PUBLIC COMMENTS:**

Chairman Roberts noted the following two (2) items of correspondence for the record: 1) Letter in support of Application from Donna Risley, Jordan Lane to Planning and Zoning Committee; and 2) Letter in support of Application from Dave and Kristin Lamson, 23 Fletcher Drive, Wethersfield, to Town of Wethersfield.

Pete Hinman, 31 State Street, spoke in support of the Application. He noted the site is appropriate for the neighborhood and the activity proposed.

Lindsay Struman, 27 Spring Street, spoke in support of the Application. She spoke favorably of the proposed store being a locally-owned business that would be an asset to the area for both residents and visitors.

Brendan Grimaldi, 670 Wolcott Hill Road, spoke in support of the Application. He mentioned the proposed business complies with an objective of the Plan of Conservation and Development (POCD): to maintain community character and historic character in Old Wethersfield. He also noted that the POCD addressed business development with the recommendation that small neighborhood general stores be considered. He indicated a general store is missing in the area proposed and that a general store would be well utilized by residents and tourists.

Commissioner Oickle indicated he is in favor of small shopping modes being located in Town and commented favorably of Mr. Grimaldi bringing up the POCD in this regard. He inquired and Mr. Grimaldi indicated that having outdoor seating is optimal for the proposed business as the seating will invite pedestrian traffic to the area.

Linda Pinn, 254 Whippoorwill Road, Old Lyme, CT, manager of the building and the LLC, spoke to the issue of parking. She mentioned there is no problem with parking when considering all parking opportunities in the area (Church Street, Main Street, the municipal lot located behind the Keeney Memorial Cultural Center, as well as residential tenant spaces while those tenants are working). She noted that the proposed business will assist in having Old Wethersfield a meaningful destination for boaters with the eminent improvements being made at the Cove. She also noted that many businesses in the area have outdoor seating.

Evelyn Hayes, 29 Hartford Avenue, spoke in support of the Application noting that the proposed business is wonderful and needed for the area.

Michael Jakubowski, 670 Wolcott Hill Road, spoke in support of the Application. He noted the proposed business would be a very good convenience for the area.

**Motion:** Commissioner Hammer made a motion to close the Public Hearing of **PUBLIC HEARING APPLICATION NO. 1818-14-Z: John Jakubowski** seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for a change of use (yoga studio to small grocer/specialty general store) and outdoor seating at 221 Main Street.

**Second:** Commissioner Standish seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

Vote: 8 – 0;

**Public Hearing Closed.**

**Motion:** Commissioner Standish made a motion to approve **PUBLIC HEARING APPLICATION NO. 1818-14-Z: John Jakubowski** seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for a change of use (yoga studio to small grocer/specialty general store) and outdoor seating at 221 Main Street, with the following stipulations:

1. No employee/independent contractor shall park in front of the building on Main Street;
2. The Commission requests that the Applicant do what is reasonably necessary to protect the private parking rights of the adjacent businesses and to encourage patrons to use off-street parking, such as the Keeney Memorial Cultural Center and behind the building.
3. The outdoor seating shall be located on the sidewalk in front of the business and shall extend no further than the street frontage of the property;
4. The outdoor seating shall be located in a manner as to provide not less than four (4) contiguous feet of sidewalk clear from the obstructions to allow unimpeded pedestrian traffic. At street corner intersections. Obstructions shall include, but not be limited to, light poles, traffic signal poles, fire hydrants, utility structures and street signs. Further, the location of the outdoor seating cannot obstruct the clear sight line distance for vehicles nor the access or crossings for the disabled;
5. The furnishings of the outdoor seating shall consist solely of moveable tables, chairs, and decorative accessories. The furnishings must be kept in a state of good repair and in a clean and safe condition at all times;
6. The outdoor seating tables, chairs, and all other furnishings or accessories shall be removed from the sidewalk and stored indoors when the small grocer/specialty general store is not in operation;
7. The outdoor seating tables and chairs shall not be used for indoor seating in the business;
8. Outdoor heaters, busing stations, food preparation stations, and live or recorded music shall not be permitted in the outdoor seating area;
9. The hours of operation for the small grocer/specialty general store shall be limited to 8:00 a.m. to 8:00 p.m. daily. Outdoor seating shall begin April 1 and end on October 31 of each year;
10. The pre-setting of tables with utensils, glasses, napkins, condiments, and the like is prohibited. The operator/owner of the small grocer/specialty general store is responsible for keeping the premises, including the public sidewalk and other furnishings of the small grocer/specialty general store, clean at all times. All tables shall be cleared and bused on a regular basis;
11. No alcoholic beverages shall be consumed within the outdoor seating area, as consumption of alcohol at the site is strictly prohibited;
12. The small grocer/specialty general store operator must also provide liability insurance in an amount designated by the Town Director of Finance and with the Town named as an additional insured on the policy. A certificate of use will not be issued until the insurance certificate is provided;
13. The amount of liability insurance presently carried by the operator/owner shall be increased to a certain minimum threshold with the property owner, and the Town of Wethersfield names in the policy as additional insured parties;
14. Any damage done to the brick pavers and underlying base in front of the property owner's respective establishments be properly repaired at their expense by qualified workers;
15. The outdoor seating will consist of no more than three (3) tables and with the total number of seats at the outdoor seating location not to exceed eight (8);

16. Outside tables and chairs must be approved by the Town Planner/Town Staff.

**Second:** Commissioner Oickle seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

Vote: 8 – 0;

**Motion Approved as Stipulated.**

**Motion:** Commissioner Dean made a motion to take Agenda Item **3.3 [APPLICATION NO. 1823-14-Z: Scott Kneeland** seeking Site Plan and Design Review in accordance with Section 5.2 of the Wethersfield Zoning Regulations to operate a karate studio at 500 A Silas Deane Highway] out of order for hearing prior to Agenda Item **3.2 [PUBLIC HEARING APPLICATION NO. 1818-14-Z: Antonio Guerrera** seeking a 1-lot Re-subdivision at 46 & 56 Hartford Avenue].

**Second:** Commissioner Oickle seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

Vote: 8 – 0;

**Motion Approved.**

**3.3 APPLICATION NO. 1823-14-Z: Scott Kneeland** seeking Site Plan and Design Review in accordance with Section 5.2 of the Wethersfield Zoning Regulations to operate a karate studio at 500 A Silas Deane Highway.

Scott Kneeland, 14 Willow Court, Cromwell, CT, appeared before the Commission regarding his Application. He mentioned that karate lessons will be offered by him at the 500 A Silas Deane Highway location.

Chairman Roberts indicated and Mr. Kneeland concurred that private and semi-private karate lessons will be offered to individuals and small groups of 2-4 students, and the hours of operation will be as follows: Monday through Friday 4:30 p.m. to 8:00 p.m. and Saturday 3:00 p.m. to 5:00 p.m.

Commissioner Oickle inquired and Mr. Kneeland indicated the owner of the building has not discussed the condition of the building's rear lot or the clearing of some of the CL&P property. Commissioner Oickle mentioned he would like the owner to patch the potholes in the rear lot of the building.

Mr. Gillespie indicated the clearing of some of the CL&P property may have occurred in response to maintenance of an evasive species from the subject site. Mr. Gillespie indicated that the desire for the

property owner to address the patching of potholes at the site will be communicated to the Town's Property Maintenance Officer for purposes of enforcement.

**Motion:** Commissioner Standish made a motion to approve, as submitted, **APPLICATION NO. 1823-14-Z: Scott Kneeland** seeking Site Plan and Design Review in accordance with Section 5.2 of the Wethersfield Zoning Regulations to operate a karate studio at 500 A Silas Deane Highway.

**Second:** Chairman Harley seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

**Application Approved as Submitted.**

**3.2 PUBLIC HEARING APPLICATION NO. 1818-14-Z: Antonio Guerrero** seeking a 1-lot Re-subdivision at 46 & 56 Hartford Avenue.

Attorney Paul Doyle representing Applicant Antonio Guerrero, appeared before the Commission regarding this Application. Attorney Peter Barry was also present a representative for Sacred Heart Church. John Miller of Close, Jensen & Miller, P.C., was also present to address the specification details of the zoning map for the property.

Attorney Doyle noted the Applicant has signed a Purchase and Sale Agreement (which is contingent upon zoning approval) with the owner of the property, Sacred Heart Church. The Applicant would then pursue approval with the Wethersfield Historic District Commission for the proposed structure. Attorney Doyle noted the re-subdivision application for the site conforms to the size, use and need as described in Town Zoning Regulations. The plan is to build a small cape-styled home on the property.

John Miller of Close, Jensen & Miller, P.C., presented the specifics of the engineering proposal. The portion of the subject property is vacant and is located on the corner of Hartford Avenue and Meggat Park. The lot is a total of two hundred (200') feet deep (.4 acres). The frontage is one hundred eighteen (118') feet on Hartford Avenue and eighty two (82') feet in the rear. The existing driveway to the church will remain.

Mr. Miller noted that drainage at the site consists of a natural "donut hole) depression/low spot in the Meggat Park lots behind Hartford Avenue. He noted that drainage from the proposed lot and re-subdivision will be channeled to the Hartford Avenue drainage system to Francis Street. He also noted that the drainage pipe/trench along the church driveway will be checked and stone will be replaced/debris removed if necessary.

Commissioner Oickle inquired and Mr. Miller indicated the drainage from the proposed development will be taken to the direction of Hartford Avenue.

Mr. Miller indicated roof leader installation for the garage isn't necessary, as drainage from the garage would not be channeled to Meggat Park. He noted that the water table in the area may be reduced from the development of the subject property.

Chairman Roberts inquired and Mr. Gillespie indicated zoning regulations require that the two (2)

immediately-located properties on each side of a proposed building determine the average for the designated setback of a proposed building. One immediately-located property is on Meggat Park [ten (10') foot, five (5") inch setback] and the other is the church rectory [thirty-two (32') feet, four (4") inch setback], resulting in the twenty one (21') foot, five (5") inch average setback for the proposed residence.

Mr. Miller noted it was decided that the same floor elevation as the rectory would be utilized for the proposed home due to the knowledge that the rectory has a dry basement.

Chairman Roberts referred to Page 2, Section Subdivision Plan Comments, of the Memo from Mr. Gillespie to the Planning & Zoning Commission dated May 15, 2014, and read the seven (7) comments at Mr. Miller's request: 1) Add the typical approval block to the plans; 2) Modify the zoning table as follows: The use of lot 1 also includes the church, add the buildable square requirement of fifty (50') feet, revise lot occupancy to maximum building area; 3) Label the dimensions of the Buildable Square; 4) Revise the side yard on the Meggat Park to a rear yard; 5) Add the required pins and monumentation at all proposed lot corners and changes in direction; 6) There are several sidewalk slabs on Hartford Avenue that will need to be replaced; 7) Add a note that requires all utilities to be installed underground. Mr. Miller indicated he does not foresee problems in meeting these requirements.

Vice Chairman Harley noted the proposed structure will be a brand new structure that will be closer to the road than most other structures in the area.

Mr. Miller noted that the church's existing driveway poses limitations in how far back the proposed structure can be placed on the site.

Attorney Doyle mentioned that the Historic District Commission will address the plans/specifications of the proposed dwelling. He also mentioned that there were previous cuts to the property and dictates why this Application is subject to a hearing.

**PUBLIC COMMENTS:**

Todd Murphy, 41 Woodland Street, appeared before the Commission in support of this Application and noted that several factors weigh in the Applicant's favor, as described in Mr. Gillespie's May 15, 2014 Memo to the Commission. He noted the existing lot is zoned in a residential area, the property has been subdivided in the past, the lot is large in comparison to many other residential lots in the area, and there is ample space to build. He also noted that esthetically, the corner will be balanced out with the addition of the proposed residence.

Attorney Peter Barry, 1177 Silas Deane Highway, appeared before the Commission as representative of the Sacred Heart Church Corporation. He mentioned the church was unaware of a subdivision of the property as it executed the Purchase and Sale Agreement. The parties referred to zoning regulations, and the plans for the site were drawn up accordingly with no additional drainage problems being introduced to the area. He commented that two (2) lots were approved on the subject site in 1958. Subdivision regulations were adopted in 1955, and the two (2) lots were never an approved subdivision. Therefore the church's understanding was that this Application was introducing a first cut to the site. The church is selling the subject portion of land to raise funds. He also noted that the drainage issue to the north side of the property should be directed to the church for remedy (clean out of drainage area) and not be weighed with this Application.

Commissioner Oickle inquired and Attorney Barry indicated he is not aware of any case law that would impose an abutting property owner to address ongoing drainage concerns in a neighborhood. Attorney Barry indicated that the subject lot proposed should be weighed on its own.

David Caruk, 149 Broad Street, appeared before the Commission in support of this Application. He is a parishioner of the church and noted that the church was the first Catholic Church established in Wethersfield and has a long history in Town. He would like the lot to be sold as desired by the church and in order for the legacy of the church to continue.

Nancy Knapp, 5 Meggat Park, appeared before the Commission in opposition to this Application. She is glad the proposed home's front side is planned for Hartford Avenue but would prefer the lot to remain, with its silver birch tree, as undeveloped.

Nicole Sidwell, 79 Hartford Avenue, appeared before the Commission. She indicated the desire of having the houses on Hartford Avenue considered in the plans, as they are historically significant. View lines, fit with existing homes, and not present an obstructed view. She noted that often times during storm events flooding occurs on Hartford Avenue across from Meggat Park, and her spouse unclogs the storm drain in that area. She concluded that as long as the plans for the site go along with the historical sense of the neighborhood, she does not think such plans would be problematic.

Jim Macrae, 65 Stillman Walk, appeared before the Commission in support of this Application. He is a Trustee of Sacred Heart Church. Part of the money received from the sale of the lot will be used for upkeep of the rectory (chimneys re-pointed, new roof, replacement of rotted wood, and painting of the building) to enhance the area, and be mindful as good neighbors. He noted that neighbors are pleased with their plans.

Elizabeth Enes, 17 Meggat Park, appeared before the Commission. Her residence is across the street from the church parking lot. She asked that the hole in the parking lot be repaired, and prefers the proposed residence to be a cape (and not turn into a larger home).

John Maycock, 13 Meggat Park, appeared before the Commission. His residence is two (2) houses past the church parking lot. He inquired where outdoor events the church routinely holds on the subject lot will now be held. He is concerned that if outdoor events would occur in the church parking lot, more parking would occur on the street. He questioned whether the water table rises when a basement is installed.

Jim Macrae, 65 Stillman Walk, spoke for the second time during this hearing before the Commission and asked for clarification of the fairs held at the church. John Maycock, 13 Meggat Park, replied that a group who uses the church hall on Sundays also uses the green space (subject lot). Nicole Sidwell, 79 Hartford Avenue, indicated there are children that utilize the subject lot during other events, and she had no objections to those occurrences. She also indicated a preference of the church not holding events in the parking lot.

Jim Macrae, 65 Stillman Walk, indicated WHS students had once requested to hold a joint tag sale with the church, and the students set up on the green space. Mr. Macrae was not aware of the others utilizing the green space as described.

Chairman Roberts noted the following correspondence for the record: 1) May 15, 2014 letter with attached photos from Byron A. Kamay, 38 Hartford Avenue, to the Planning and Economic Development Department. The letter expresses drainage concerns. 2) May 15, 2014 e-mail from Carol Szymanski, 18 Meggat Park, to Michael Turner and Peter Gillespie regarding parking lot and drainage issues. This correspondence expresses opposition to this Application until such time a storm water solution is installed. 3) May 15, 2014 additional e-mail from Carol Szymanski, 18 Meggat Park, to Mike Turner and Peter Gillespie. This correspondence speaks to a buffer between the proposed development and the existing driveway behind the proposed lot. 4) May 20, 2014 e-mail from Rob and Nan Heath, 61 Hartford Avenue, to Denise Bradley. This correspondence requested the existing tree at the corner of the Church's driveway on Hartford Avenue be retained, additional trees be added on new lot, and that new lot egress/ingress occur via Meggat Park.

Mr. Miller indicated there will be footing drains. He noted the drainage system at Meggat Park will not change until it is addressed by the Town.

Attorney Doyle mentioned that the Historic District Commission will address the plans/specifications of the proposed dwelling.

Chairman Roberts indicated that there are not many options other than for the proposed house to face Hartford Avenue.

Commissioner Oickle inquired and Attorney Doyle indicated that there are no trees on the lot proposed. It was noted that the silver birch tree on the proposed lot had to be removed due to disease. Attorney Doyle noted there would be many complexities added to the plan if the church driveway was altered, and Mr. Miller noted that the church's garage is in the way.

Commissioner Dean inquired and Mr. Miller that runoff will be connected to underground piping that will connect to the storm drain on Hartford Avenue. Mr. Miller and Attorney Doyle identified on the plot plan where the high point is located (which behind the garage). The proposed home's runoff will go to Hartford Avenue from the point designated in the plans which is located at the high point rise (behind the garage). The drainage southeast of that rise will channel to Hartford Avenue and behind that southeast point, the remaining runoff will continue its current course.

Attorney Doyle clarified that the proposed development could minimize the impact of net drainage on Meggat Park.

Chairman Roberts inquired and Mr. Miller indicated the curtain drain on the north edge of the parking lot can be cleaned out and looked at by the seller.

Commissioner Standish inquired and Mr. Miller indicated there is a pipe underneath the curtain drain and he understands the pipe is clogged.

Attorney Doyle apologized that the pipe was not checked on in advance of this hearing.

Clerk Margiotta asked that in light of the discussion with Commissioner Dean (see above) rain guarding be added to the roof leader on the garage to reduce flow/infiltration towards Meggat Park. He suggested the sight distance (accommodate vehicles turning left onto Hartford Avenue) be taken into account when going forward with the proposed plans.

Attorney Doyle directed attention to Mr. Turner's May 20, 2014 Memo to Mr. Gillespie which mentions the installation of "No Parking" signs to alleviate sight line concerns.

Chairman Roberts explained the process of determining the setback relative to the buildable square requirement for the lot. Nancy Knapp, 5 Meggat Park expressed her desire in having the proposed residence placed in a position on the lot that matches the other three (3) corners (Meggat Park and Hartford Avenue. Nicole Sidwell, 79 Hartford Avenue, inquired and Chairman Roberts indicated drainage issues will be dealt with this Commission tonight in terms of the subdivision.

Jim Macrae, 65 Stillman Walk, indicated the "No Parking" signs, with the assistance of Representative John Fanfara, were placed away from the curb in front of the proposed lot, and the previous situation of parking four to five (4-5) cars deep up to the church driveway has been eliminated.

**Motion:** Vice Chairman Harley made a motion to close the public hearing of **PUBLIC HEARING APPLICATION NO. 1818-14-Z: Antonio Guerrero** seeking a 1-lot Re-subdivision at 46 & 56 Hartford Avenue.

**Second:** Commissioner Dean seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

Abs: None;

Vote: 8 – 0;

**Public Hearing Closed.**

**Motion:** Commissioner Oickle made a motion to approve, as stipulated, **PUBLIC HEARING APPLICATION NO. 1818-14-Z: Antonio Guerrero** seeking a 1-lot Re-subdivision at 46 & 56 Hartford Avenue.

1. All utilities (to the extent feasible) to the new house shall be underground, subject to the Town Engineer's approval.
2. All roof leaders from the new building, including the garage, shall be connected to the storm sewer in Hartford Avenue.
3. The Applicant shall submit engineering calculations which demonstrate a zero increase in runoff draining toward the north (rear yards of Meggat Park homes).
4. The Applicant shall clean out and restore the effectiveness of the curtain drain located along the north edge of the church parking area which drains to the storm sewer in Meggat Park.
5. The proposed water and sanitary sewer connection to the new house shall be depicted on the plans.
6. Add the typical approval block to the plans.
7. Modify the zoning table as follows: The use of lot 1 also includes the church, add the buildable square requirement of 50 feet, revise lot occupancy to maximum building area.
8. Label the dimensions of the Buildable Square.
9. Revise the side yard on the Meggat Park to a rear yard.
10. Add the required pins and monumentation at all proposed lot corners and changes in direction.

11. There are several sidewalk slabs on Hartford Avenue that will need to be replaced.
12. New plot plans for both the newly-created lot and the reduced church lot shall be filed on the Land Records.

**Second:** Vice Chairman Harley seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

**Application Approved as Stipulated.**

**3.3 APPLICATION NO. 1823-14-Z: Scott Kneeland** seeking Site Plan and Design Review in accordance with Section 5.2 of the Wethersfield Zoning Regulations to operate a karate studio at 500 A Silas Deane Highway. Note: This Application was taken out of order and heard after Agenda Item **3.1 PUBLIC HEARING APPLICATION NO. 1818-14-Z: John Jakubowski** seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for a change of use (yoga studio to small grocer/specialty general store) and outdoor seating at 221 Main Street. Refer to Pages 5-6 above.

#### **4. OTHER BUSINESS:**

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

#### **5. MINUTES – May 6, 2014 Planning & Zoning Commission Meeting Minutes**

Chairman Roberts indicated on Pages 3 and 6, Commissioner Dean did not participate in the voting, and, therefore, Commissioner Dean's name is to be deleted from the voting on those pages.

**Motion:** Commissioner Hammer motioned to approve the minutes, as corrected.

**Second:** Commissioner Oickle seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

Vote: 8 – 0;

**May 6, 2014 Planning & Zoning Commission Meeting Minutes approved as corrected.**

#### **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 items of correspondence discussed at this meeting.

**9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:**

At the time of this meeting, there were no pending Applications to be heard at future meetings.

**10. ADJOURNMENT:**

**Motion:** Commissioner Oickle motioned to adjourn the meeting at 9:12 p.m.

**Second:** Commissioner Dean seconded the motion.

Aye: Roberts, Harley, Margiotta, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

Vote: 8 – 0;

Meeting adjourned.

Respectfully submitted,  
Ellen Goslicki, Recording Secretary