

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

**July 15, 2014**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, July 15, 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 7:03 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
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 was: Peter Gillespie, Town Planner/Economic Development Manager.

Chairman Roberts noted at the time of roll call there were seven (7) 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. 1826-14-Z: First School Society of Wethersfield – David Kelly, President** seeking a Special Permit to modify permit # 1520-06-Z to expand the Village Cemetery to create additional burial plots to the North and West on Property located in behind #'s 282, 290 & 300 Main Street. --- CONTINUED FROM 07-01-14.

Chairman Roberts noted the Commission could not act on this Application at this time as the Commission is awaiting action from the Wethersfield Inland/Wetlands and Watercourses Commission (IWWC).

**PUBLIC COMMENTS:** There were no comments made by members of the Public at this time.

**Motion:** Commissioner Standish made a motion to continue the Public Hearing to August 3, 2014, regarding **PUBLIC HEARING APPLICATION NO. 1824-14-Z: First School Society of Wethersfield – David Kelly, President** seeking a Special Permit to modify permit # 1520-06-Z to expand the Village Cemetery to create additional burial plots to the North and West on Property located in behind #'s 282, 290 & 300 Main Street.

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

**Aye:** Roberts, Harley, Margiotta, Hughes, Oickle, Homicki, Fazzina, Vassel, Standish;

**Nay:** None;

**Vote:** 9 – 0;

**Public Hearing Continued to August 3, 2014.**

**3.2 PUBLIC HEARING APPLICATION NO. 1825-14-Z: Capitol Region Education Council** seeking a Special Permit to modify permit # 1767-12-Z regarding the limits on the time of construction activities at 176 Cumberland Avenue. --- CONTINUED FROM 07-01-14.

Mr. Gillespie noted receipt of an e-mail from Mr. Presta, 139 Cumberland Avenue. He also noted that the July 10, 2014 Memorandum from Attorney Alter to the Commission is a summation of the Applicant's revised proposal regarding construction hours. This summation was created as a result of Attorney Alter and the Planning Department discussions and a meeting held after the July 1, 2014, Wethersfield Planning & Zoning Commission Meeting.

Peter Alter, Counsel for CREC, appeared before the Commission regarding this Application. He noted that five (5) issues [1) Dust Control; 2) Noise Control; 3) Site Lighting; 4) Construction Completion Schedule; and 5) Hours of Construction] had been identified from the initial public hearing session (held July 1, 2014). These issues have been discussed with Town Staff. Information and documentation has been offered as appropriate.

Attorney Alter indicated Downes Construction has confirmed that the site contractor has stationed a water truck on site on a full-time basis and that the truck is able to refill on site from an MDC hydrant tap. Attorney Alter noted he confirmed with Mr. Gillespie that there have been no issues with the approved erosion and sedimentation control plan as of record. Attorney Alter noted the dust producing activities on the site (demolition) have been substantially completed, and it is believed there will be a lessening of the issue over time.

Attorney Alter indicated an acoustic consultant was engaged to provide insight concerning construction activity noise emanating from the site. The acoustic report dated July 11, 2014 created by Mark Reber of Jaffe Holden, 114-A Washington Street, Norwalk, CT 06854 (Tel. 203-838-4167) and a copy was provided to the Commissioners. Attorney Alter summarized the report. Attorney Alter noted the consultant was at the site on a normal construction activity day last week to take noise readings consistent with the ongoing construction activities on the site. The consultant first reviewed the Town Noise Ordinance (highlighted on Page 1 of the report) with respect to permissible daytime and nighttime decibel levels. Daytime hours as defined in the ordinance are 7:00 a.m. to 10:00 p.m. on Monday

through Saturday, and 9:00 a.m. to 10:00 p.m. on Sunday. The ordinance further limits the emission of impulse noise to 80 decibels (peak), and the acoustical consultant defines impulse noise as “sound of a short duration, usually less than one (1) second, with an abrupt onset and rapid delay.” Attorney Alter indicated the consultant mentioned in the report that “the ordinance contains an exemption for “noise generated by any construction equipment which is operated during daytime hours, provided that the operation of construction equipment during nighttime hours shall not exceed the maximum noise levels as specified (above) – 7:00 a.m. to 10:00 p.m.” Attorney Alter indicated all construction activities to date comply with Wethersfield Town Regulations pertaining to the noise. The plan for where the noise receptor devices were placed was detailed in the report. The devices were placed in proximity to abutting neighbor residences to the rear of Wolcott Hill Road and at the boundary line on Cumberland Avenue. The acoustical consultant was asked by the Applicant to measure the ambient noise emanating from the highway. There is more highway noise traveling across the site due to the lessening of foliage and the demolished building. The measurement results were provided in a table (showing the statistically averaged measurement results). Impulse sound recordings in various site areas (dropping of earth material from dump truck; hammering within building structure; closing of dump truck gate) were taken.

Attorney Alter indicated that from the observations and measurement results, the consultant noted: From the above observations and measurement results, the following are noted (language taken from last paragraph of report):

1. Construction noise taking place on the site during daytime hours is exempt from requirements of the Noise Ordinance for continuous noise during daytime hours, and limited to 100 dB maximum for impulsive noise during daytime hours.
2. The average noise level ( $L_{eq}$ ) at measurement locations M1 and M4 (58 dBA) is within the limit (61 dBA) that would otherwise be applicable to the site during daytime hours.
3. The average noise level ( $L_{eq}$ ) at measurement locations M2 and M3 (62 dBA) is only marginally above the limit (61 dBA) that would otherwise be applicable to the site during daytime hours. Subjectively, a 1 dBA difference in sound level is considered to be not noticeable.
4. All instances of impulsive noise observed and measured are within the limit (100 dB) that would otherwise be applicable to the site during daytime hours.

Attorney Alter noted that despite the Applicant’s position that they are exempt from the noise ordinance due to construction project status; the report reflects noise that is acceptable and in conformance with Town ordinance.

It was also noted Downes Construction has designated the area furthest away from Cumberland Avenue and Wolcott Hill Road properties (northwesterly portion of the site) to be used as a staging area for subcontractors such as mason contractors. The building should be enclosed by January 2015 (as noted in the timeline provided) which will allow for interior work to commence. Interior work, once the building is enclosed, should not cause disturbance to anyone offsite.

Attorney Alter addressed concerns raised pertaining to the illumination from lighting at the site. Attorney Alter noted there are safety and security issues for the property owner and the contractors. He referred to an e-mail from a resident with a photograph of the site (Mr. Gillespie indicated the

photograph was taken July 3, 2014). Attorney Alter noted the contractors voluntarily and substantially reduced lighting at the site, as depicted in a copy of a picture provided by Attorney Alter to the Commissioners this evening, which was taken on July 12, 2014 at 12:30 a.m. This picture shows the lighting (with a reduction in illumination) that has now been installed at the site. There is a dark spot in the photo (center of building on 3<sup>rd</sup> floor) that is a safety/security concern to the contractor, and additional lighting may be installed to address that deficiency.

Attorney Alter indicated a milestone schedule (Exhibit C of Attorney Alter's 07/10/14 memorandum to the Commission) by construction trades was prepared by Downes Construction at the Commission's request. This schedule is to provide clear information relative to the timing and nature of the construction phases.

Attorney Alter indicated CREC and Downes Construction have reduced the earlier request for a modification to reduce the proposed hours of construction operation as follows:

Hours of Operation: Monday through Friday

6:30 AM Gates opened, workers may enter site  
6:50 AM Heavy equipment started  
7:00 AM Construction Activity Starts  
5:00 PM Heavy equipment stopped  
6:00 PM All work stopped, no further equipment movements on or off-site, gates closed.\*

Hours of Operation: Saturday

7:30 AM Gates opened, workers may enter site  
7:50 AM Heavy equipment started  
8:00 AM Construction Activity Starts  
5:00 PM Heavy equipment stopped  
6:00 PM All work stopped, no further equipment movements on or off-site, gates closed.

\*It is recognized that there may be construction events such as concrete installation or paving that once begun cannot be stopped until the event is completed. In such instances, the contractor will be allowed to complete the event as required by good construction practices even if the normal hours of operation are extended.

Attorney Alter indicated there is no construction activity scheduled for Sundays.

It is also proposed that once the building is enclosed, interior work only can be conducted without adherence to the above schedule but all exterior work must adhere to schedule through completion of the project.

Attorney Alter noted that a notice has been delivered to all subcontractors on site regarding the hours of operation at the site. A copy of that notice was provided to the Commission during tonight's meeting.

Attorney also mentioned in his 07/10/14 Memorandum (Page 3, last paragraph) that "in order to promote better, more timely communication with the neighbors in the unlikely event that there is any issue that disturbs the neighborhood, CREC and Downes Construction have contracted with a 24/7 telephone answering service (for the duration of the entire construction project) that will be able to directly contact the appropriate CREC or Downes Construction personnel to address any neighbor's issue, as soon as

practicable, after it arises. Rather than delay communication by way of town officials or the police department, neighbors will be placed into direct contact with the responsible party so that any issue can be made known and addressed as soon as possible.

Attorney Alter inquired and Mr. Gillespie indicated neither Town Staff nor the Police Department have raised any additional matters of concern regarding this construction project.

Vice Chairman Harley inquired and Attorney Alter indicated the picture depicting a reduction in illumination at the site includes the plan for reduced lighting levels as described in his 07/10/14 Memorandum on Page 2, paragraph 3 (Issue 3. Site Security and Safety Lighting).

Commissioner Homicki inquired and Mr. Anderson (Downes Construction) indicated the new lighting fixtures were installed Friday, July 11, 2014. Commissioner Homicki indicated the fixtures have made a considerable difference and expressed thanks to the contractor for that change.

Mr. Gillespie noted he has not had a chance to review the revised lighting plan. He indicated that from the exhibit (07/12/14 photo), there is a dramatic change in illumination at the site, but the lighting is not full cutoff fixtures. He mentioned the Commissioners may want to consider a condition to this Application that would allow Town Staff to monitor and modify conditions to this Application based on future observations of Town Staff for the duration of this project.

Vice Chairman Harley inquired and Mr. Gillespie indicated temporary lighting regulations found in Town Regulation 6.7 apply to roadside projects of a shorter duration and scale. In this Applicant's project, what is attempted to be accomplished in site illumination is to not have the neighbors look directly into a light and to not have that light's illumination spill directly onto neighboring properties.

Commissioner Roberts inquired and Attorney Alter noted additional light sources, such as light poles in the parking lot, have been disconnected at the site.

Commissioner Standish suggested Wethersfield Police Department and Wethersfield Town Planning Department be kept in the loop regarding public complaints pertaining to the site.

Attorney Alter indicated a log noting complaints pertaining to the site can be provided to Mr. Gillespie on some periodic basis.

Chairman Roberts referred to the following language on Page 3 of Attorney Alter's 07/10/14 Memorandum "it is also proposed that once the building is enclosed, interior work only can be conducted without adherence to the above schedule but all exterior work must adhere to schedule through completion of the project." Chairman Roberts inquired and Attorney Alter indicated having construction task scheduled staggered may be optimal for some trades that may need to have the building to themselves and not have others in the way in order to complete their work. Attorney Alter noted that work completed as suggested above (i.e. tiling, floor installation) would occur only when the building is fully enclosed, thus posing no disruption to the neighborhood. Attorney Alter stated the Applicant is agreeable to a condition of this Application containing language "interior means interior" and no exterior work is to be conducted.

Commission Fazzina inquired and Attorney Alter indicated the decibel level testing results and report provided were to show a baseline of the noise levels as indicated and that the Applicant will not perform ongoing tests of decibel levels at or around the site.

Clerk Margiotta inquired and Attorney Alter indicated the Applicant is requesting extended hours for the duration of the project and not solely during fair weather months.

Commissioner Homicki inquired and Attorney Alter indicated the exterior work is targeted principally for completion in the spring of 2015, rough grading hopefully being completed this year, with paving to occur up until the end of the entire project.

Commissioner Homicki referred to the letter dated 06/30/14 to Downes Construction, Inc. (Attention: Brad Anderson) from Jay Baretta, Project Manager, Mizzy Construction, Inc. with regard to due diligence of dust control at the site. Attorney Alter indicated the site is maintained on a day to day basis.

Commission Homicki inquired and Attorney Alter indicated Jenrich Road will continue to be used as the primary road/entrance to the entire site. Attorney Alter cautioned that there may be an occasional truck that ends up entering the site on Cumberland Street if the driver of said (occasional) truck is not familiar with the area/site.

Vice Chairman Harley inquired and Attorney Alter stated the proposed hours of construction operation at the site by reiterating language (hours) found on page 2 of his 07/10/14 Memorandum):

Hours of Operation: Monday through Friday

6:30 AM Gates opened, workers may enter site  
6:50 AM Heavy equipment started  
7:00 AM Construction Activity Starts  
5:00 PM Heavy equipment stopped  
6:00 PM All work stopped, no further equipment movements on or off-site, gates closed.\*

Hours of Operation: Saturday

7:30 AM Gates opened, workers may enter site  
7:50 AM Heavy equipment started  
8:00 AM Construction Activity Starts  
5:00 PM Heavy equipment stopped  
6:00 PM All work stopped, no further equipment movements on or off-site, gates closed.

Attorney Alter indicated there is no construction activity scheduled for Sundays.

[\*It is recognized that there may be construction events such as concrete installation or paving that once begun cannot be stopped until the event is completed. In such instances, the contractor will be allowed to complete the event as required by good construction practices even if the normal hours of operation are extended.]

Vice Chairman Harley inquired as to what would be done (questioned additional site lighting) if exterior work continued to the end of 2014 resulting in shorter daylight at the end of the day (approaching 4:00 p.m.). Attorney Alter indicated that no additional lighting at the site would occur and that work would end for the day.

Chairman Roberts inquired and Attorney Alter indicated Downes Construction Company and their subcontractors would advise the Planning Department if there were trades that fell into the category of having to complete their construction event past normal hours. Attorney Alter indicated Downes Construction Company and their subcontractors will make every effort not to exceed the work stopped hour. Attorney Alter stressed that weather and unforeseen events may affect the work stopped hour in some instances. Attorney Alter also noted that some trades may need to complete their work when other trades are not on site.

Commissioner Oickle inquired and Attorney Alter indicated after the July 1, 2014, Planning & Zoning Commission Meeting, the revised construction work schedule was created as a result of discussions and a meeting with Michael Turner, Town Engineer, Peter Gillespie and Denise Bradley of the Planning Department, CREC representatives, Downes Construction, and in consideration of the noise ordinance and restriction of activities parameters.

Commissioner Standish inquired and Attorney Alter indicated that he could not speak to what neighbors have seen emanating from the site. He noted the site contractor and the general contractor were in compliance with the plans submitted and that a water truck has been on site. He also noted calcium chloride has been used. He mentioned that a site could dry out from truck traffic flow.

Commissioner Homicki inquired and Attorney Alter indicated the fence installed as a buffer to the existing neighborhood at the site will remain until the construction project has concluded.

Commissioner Oickle inquired and Mr. Gillespie indicated a copy of Attorney Alter's 07/10/14 Memorandum and other materials were sent to the neighborhood representative in preparation for tonight's meeting. Mr. Gillespie noted the Applicant proposed the hours specified in order to keep on schedule with the opening of the school (August 2015.)

Clerk Fazzina suggested and Mr. Gillespie concurred the Town be kept in the loop regarding complaints at the site. A phone number used for making complaints is suggested to be posted on the Town's website and be provided on a sign at the site as well. Attorney Alter clarified there will be a chain of contact for the answering service to reach someone who will attend to a complaint to avoid leading the complaint hanging or unresolved.

Commissioner Hughes spoke favorably of the phone call log and of the chain of contact process planned for the complaint phone line (when making complaints regarding the construction activity at the site).

Commissioner Hughes inquired if an hour less than proposed each day (Monday through Saturday) would cripple the contractors from completing the construction project on time.

Attorney Alter indicated having heavy equipment stop on Fridays at 4:00 p.m. with everyone off site at 5:00 p.m. may be an option. The Applicant would like to maintain an eight (8) hour workday on Saturdays, and if work begins at 8:00 p.m., they would like work to occur until 4:00 p.m.

Commissioner Oickle inquired and Attorney Alter indicated there have been no issues with the building department to date that have prevented the Applicant from proceeding with this project.

Commissioner Vasel inquired and Attorney Alter indicated that the majority of cuts/fills and utility installations will occur this year and are planned for completion this year (with a contingency for weather built into the schedule). The spring and summer months in 2015 are needed to complete the intricate design of the landscaping plan (including sports playing field) that will serve as a tremendous resource to the school, neighborhood, and region. A contingency has been built into the proposed schedule for inclement weather/unforeseen circumstances.

Commissioner Homicki indicated there was testimony from six (6) residents who mentioning heavy equipment use. Commissioner Homicki concluded the use was due to cleaning of the site and removing heavy equipment in and out of Jenrich Road in order to establish priorities at the site for the next construction day.

**PUBLIC COMMENTS:**

Scott Smith, 13 Lexington Street, appeared before the Commission in opposition to this Application. He asked the Commission not to reward the construction company for their demonstrated bad behavior and to deny the Applicant's request for extended construction work hours. He questioned whether subcontractors would be allowed to work all hours of the day and night once the building is enclosed, and if so, how those working hours would affect the closing of the gates at the site. He requested the construction hours to remain as 7:00 a.m. to 4:00 p.m. with no work on Saturdays. Mr. Smith noted that the proposed school will not be a wonderful addition to the existing neighborhood. Mr. Smith also noted the dust control plan is not effective, as the existing brush currently used at the site is inadequate.

Chairman Roberts mentioned that members of the public can call whomever they wish to report a complaint pertaining to this project. He noted that the Applicant is proposing the answering service as a method to provide a single point of contact and explained that the chain of command and the speed of which the messages get conveyed will determine this method's effectiveness.

Commissioner Hughes asked Mr. Smith what of the following two (2) options is better for the neighborhood. One (1) option is allowing for the proposed longer work hours (resulting in a lesser duration of time spent in the neighborhood). The second (2<sup>nd</sup>) option is not extending the hours and additional work day (resulting in more days spent [at least six (6) months longer in the neighborhood]). Mr. Smith preferred option two (2).

Commissioner Fazzina inquired and Mr. Gillespie indicated that the working hours for the WHS Renovation Project were not proposed as they were in the subject Application. Mr. Gillespie noted the construction hours are not as limited and that the variables are very different (i.e. size, scope, less demolition and work being completed during school vacations/holidays). Complaints have been made by neighbors regarding that project, and those complaints have been directed to the construction management firm and to Michael Turner at Town Hall.

Attorney Alter noted the goal of CREC and Downes is to complete the project by the end of August 2015 to avoid significant implications in not doing so. Attorney Alter indicated the revised construction work hours are presented as a compromise in order to meet the construction deadline. Attorney Alter respectfully disagreed with the notion that the school is not a benefit to the community and asked that the big picture be recognized when considering the permit modification request.

Commissioner Oickle inquired and Mr. Saunders explained that a past build out and fit of a school building has run as high as nine million (\$9,000,000) dollars and that a building would have to meet safety standards in terms of safety/security. Modular classrooms are not readily available and/or may not be allowed.

Commissioner Fazzina spoke of the WHS Renovation Project being at least fifteen (15) phases and that modular classrooms and/or looking at alternative sites were not ideas presented as alternative options despite those number of phases. He concluded those alternatives were likely cost prohibitive.

Commissioner Margiotta inquired and Attorney Alter indicated that Commissioner Hughes mentioned the proposing of all work stopped/gates closed at 4:00 p.m. M-F, and 3:00 p.m. on Saturday. Attorney Alter had responded (as mentioned on Page 7 above) that heavy equipment stopping on Fridays at 4:00 p.m. with everyone off site at 5:00 p.m. may be an option. Attorney Alter had also indicated the Applicant would like to maintain an eight (8) hour workday on Saturdays, and if work begins at 8:00 p.m., they would like work to occur until 4:00 p.m.

Vice Chairman Harley suggested more discussion on the handling (hours) of internal work relative to the time the gates are closed.

Commissioners Hughes and Homicki concurred the interior work hours are not a major concern for them, as the work completed during phases of the construction project when the building is enclosed will not generate the noise complained of in the recent past.

Commissioner Hughes also communicated he has no problems with what has been communicated by the general contractor regarding pours/paving.

Vice Chairman Harley questioned the understanding from the neighborhood regarding interior work impacts on their neighborhood if contractors work extended hours on site.

Commissioner Oickle inquired Attorney Alter indicated that members of the public may call whomever they wish to report a problem with the project. However, Attorney Alter noted the Applicant would like to have notice in order to stop any action that may be occurring (and the police may not notify the Applicant until days later, especially if the complaint occurs on the weekend).

Commissioner Homicki inquired (in terms of the interior work) and Attorney Alter noted the Cumberland Avenue gate will be closed at a time agreed to herein. Attorney Alter agreed that since the general contractor will know in advance of occurrence if access from Cumberland Avenue is needed and/or additional time on site is needed (i.e. concrete pour, certain trades working), the general contractor will advise Town Staff that alternative access (i.e. Cumberland Avenue) is needed to complete a particular aspect of the project. The contractors will utilize Jenrich Road as the main entrance, park, their vehicle, and then proceed into the building to do the interior work.

Commissioner Standish inquired and Attorney Alter agreed that there will be no tractor trailer or vehicle delivery of heavy loads, other than a tradesman's van/vehicle as permitted on site, after 5:00 p.m. for the duration of this project.

Commissioner Harley inquired and Attorney Alter indicated the Applicant will provide the complaint log that will list calls made to the answering service regarding the subject construction project. This log

will be provided to Town Staff every two (2) weeks (as suggested by Mr. Gillespie) by the Applicant for the duration of the construction project.

**PUBLIC COMMENT:**

Denis Harrison, 3 Park Avenue, mentioned he notified Wethersfield Police Department after he obtained a copy of the 07/10/12 Planning & Zoning Meeting Minutes and learned that the construction days/hours represented in the Application were Monday through Friday, 7:00 a.m. to 4:00 p.m.

**Motion:** Commissioner Fazzina made a motion to close the Public Hearing of **PUBLIC HEARING APPLICATION NO. 1825-14-Z: Capitol Region Education Council** seeking a Special Permit to modify permit # 1767-12-Z regarding the limits on the time of construction activities at 176 Cumberland Avenue.

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

Aye: Roberts, Harley, Margiotta, Hughes, Oickle, Homicki, Fazzina, Vasel, Standish;

Nay: None;

Vote: 9 – 0;

**Public Hearing Closed.**

**Motion:** Commissioner Oickle made a motion to approve, **PUBLIC HEARING APPLICATION NO. 1825-14-Z: Capitol Region Education Council** seeking a Special Permit to modify permit # 1767-12-Z regarding the limits on the time of construction activities at 176 Cumberland Avenue, with the following stipulations:

1. All conditions of the approved erosion and sediment control and dust control plan shall remain in full force and effect. In addition, the proposed dust control measures as proposed by Mizzy Construction, Inc. as detailed in a letter dated June 30, 2014 by Jay Baretta shall be required, particularly as it applies to the use of a water truck during dust generating activities.
2. All subcontractor staging activities will be designated to the area furthest away from the Cumberland Avenue and Wolcott Hill Road properties.
3. Lighting levels on the second floor of the building shall be reduced to a level that addresses safety and security during construction periods. The down lit, shielded fixtures shall be inspected by Town staff in order to determine if additional shielding is necessary in order to reduce glare from the site. These fixtures shall be the only fixtures used during non-work periods. No additional temporary lighting shall be permitted.
4. The hours of construction activity shall be permitted as follows:

<u>Monday through Thursday</u>	
6:30 AM	Gates opened, workers may enter site
6:50 AM	Heavy equipment started
7:00 AM	Construction Activity Starts
5:00 PM	Heavy equipment stopped
6:00 PM	All work stopped, no further equipment movements on or off-site, gates closed.
 <u>Friday</u>	
Same as above except Heavy Equipment stops at 4:00PM and all work stopped and gates closed at 5:00PM	

Saturday

7:30 AM  
7:50 AM  
8:00 AM  
4:00 PM  
5:00 PM

Gates opened, workers may enter site  
Heavy equipment started  
Construction Activity Starts  
Heavy equipment stopped  
All work stopped, no further equipment movements  
on or off-site, gates closed.

It is recognized that there may be construction events such a concrete installation or paving activities that once begun cannot be stopped until the event is completed. In such instances, the contractor will be allowed to complete the event as required by good construction practices even if the normal hours of operation are extended. In such instances, the Town Planner shall be notified.

5. Once the building is enclosed, interior work may be conducted without adherence to the limited hours of construction activity, however, all exterior work, deliveries or truck activities associated with interior work must adhere to the hours of construction through the completion of the project. The Jenrich Road construction entrance shall continue to serve as the entrance during this period of time. The Town Staff may permit exceptions to this condition in limited instances if requested in advance.
6. CREC and the Downes Group shall contract with a 24/7 telephone answering service and establish a chain of command for direct contact with the appropriate personnel to field and respond to neighborhood issues in a practicable time frame. A phone log of all calls shall be maintained and provided to the Town Planner every 2 weeks. The phone number for the answering services shall be posted within public view on the job site and the number will be distributed for public information.

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

**Discussion:**

Commissioner Homicki indicated the proposed facility with its sports fields and walking paths will complement the existing neighborhood and hopes the neighbors will be satisfied with the end result.

**Voting:**

Aye: Roberts, Harley, Margiotta, Hughes, Oickle, Homicki, Fazzina, Vassel, Standish;

Nay: None;

Vote: 9 – 0;

**Motion Approved as stipulated.**

**4. OTHER BUSINESS:**

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

**5. MINUTES – July 1, 2014 Planning & Zoning Commission Meeting Minutes**

Chairman Roberts indicated Agenda Item 1.1 (Roll Call & Seating of Alternates) is to reflect that Commissioner Dean is to be listed as excused from the meeting.

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

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

**Aye:** Roberts, Margiotta, Hughes, Oickle, Fazzina, Vasel;

**Nay:** None;

**Abstain:** Harley, Homicki, Standish;

**Vote:** 6 – 0 – 3;

**July 1, 2014 Planning & Zoning Commission Meeting Minutes approved as corrected.**

## **6. STAFF REPORTS:**

Mr. Gillespie indicated Monica Holloway is the new Property Maintenance/Zoning Enforcement Officer for the Town, and she will be invited to attend a PZC meeting in the near future.

Mr. Gillespie noted there will be a presentation and workshop for the public on Tuesday, July 29, 2014 at 6:30 p.m. in the Ballroom of the Keeney Memorial Cultural Center, 200 Main Street, Wethersfield. This presentation and workshop will share the progress made on the development of the Wethersfield Heritage Walk. Members of the Wethersfield Heritage Walk Committee have been working over the past few months to develop a series of outdoor interpretive exhibit kiosks and wayside panels which will form the basis of a self-guided walking/biking tour of the Historic District. Questions regarding the scheduled workshop, or the project, can be directed to Peter Gillespie, Director of Planning and Economic Development (860-721-2838) or to [peter.gillespie@wethersfieldct.com](mailto:peter.gillespie@wethersfieldct.com).

## **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:**

**PUBLIC HEARING APPLICATION NO. 1826-14-Z: First School Society of Wethersfield – David Kelly, President** seeking a Special Permit to modify permit # 1520-06-Z to expand the Village Cemetery to create additional burial plots to the North and West on Property located in behind #'s 282, 290 & 300 Main Street. --- CONTINUED FROM 07-15-14.

**Bus Shelters Project** – implementation of the CROG and CT Transit program.

**10. ADJOURNMENT:**

**Motion:** Commissioner Homicki motioned to adjourn the meeting at 8:34 p.m.

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

Aye: Roberts, Harley, Margiotta, Hughes, Oickle, Homicki, Fazzina, Vassel, Standish;

Nay: None;

Vote: 9 – 0;

Meeting adjourned.

Respectfully submitted,  
Ellen Goslicki, Recording Secretary