

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

September 3, 2014

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Wednesday, September 3, 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):

Commissioner Hammer 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: Jeff Bridges, Town Manager;
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 five (5) full members and three (3) 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. 1829-14-Z : Fire Finesse LLC Seeking a Special Permit in accordance with Section 5.3 of the Wethersfield Zoning Regulations for outdoor storage (hot tubs) display at 644 Silas Deane Highway.---Continued from 08-05-14.

Ms. Brenda McMeans, 1515 Mount Vernon Road, Southington, CT, appeared before the Commission regarding her Application. She is requesting a special permit to display a fifty-one foot and three quarter

(51 $\frac{3}{4}$) foot hot tub which is eight by fourteen (8' x 14') feet on the pavement to the right side (south side) of the existing building in an unused area. The proposed display (hot tub) would extend ten (10') feet from the pavement to the rear of the building (heading east). The Applicant indicated that having the display would promote business, as customers would be able to see the product. The hot tub cannot be displayed indoors at the site due to a lack of space. Ms. McMeans provided two photographs of the hot tub that would be displayed and noted there is a demand from customers to see a display of the product prior to purchasing. She noted that the Fire Marshal indicated the proposed location does not interfere with fire access to the building.

Chairman Roberts and Commissioner Allard mentioned potential interference with access to a parking space in front of the building. The Applicant explained that the proposed location was chosen for visibility to those passing by. Commissioner Allard suggested that the Applicant consider moving the proposed location back a bit further, and the Applicant consented.

Commissioner Fazzina inquired and the Applicant noted the hot tub display would not be operational and would be covered to protect it from the elements. The Applicant indicated that the site has not experienced acts of vandalism. However, she noted her plan to address vandalism to the display by perhaps installing some lighting. She also noted that the display consists of a cedar cabinet that could easily be repaired by sanding and refinishing. She mentioned that the display would be refinished on a frequent basis to keep it looking nice.

Commissioner Hammer inquired of Mr. Gillespie if the display would be considered in the same way as outdoor storage and akin to being subject to signage limitation. Mr. Gillespie indicated that arguably, any outdoor display can be construed as akin to signage, as it advertises the products sold. [Mr. Gillespie inquired and the Applicant noted that no signage is proposed on the display.] Mr. Gillespie also mentioned that past practice has been to approve limited displays with the condition that the displayed products are taken indoors once the store closes for the evening. These limited displays have been allowed, by special permit, at 1) hardware stores, 2) gas station/convenience stores who on occasion have had a display of a product, and 3) to dealers and repairers having tires on display. Mr. Gillespie also noted the pawn shop located on the Berlin Turnpike also asked for a display.

Commissioner Fazzina inquired and the Applicant indicated that only the hot tub would be displayed.

Commissioner Vassel inquired and the Applicant indicated the hot tub, weighing approximately two thousand (2,000 lbs.) pounds is moved by trailer and not hand truck and cannot fit through any doorway or entrance to the indoor retail space at the site (doorway is 41 inches). She noted customers are reluctant to purchase the subject hot tub, as it cannot be displayed indoors at the site.

Commissioner Hammer inquired and the Applicant noted that smaller hot tubs are displayed indoors at the site.

Vice Chairman Harley inquired and the Applicant indicated that it is not necessary to display the subject hot tub as submitted in this Application and that the hot tub could be moved back a bit if it pleased the Commission.

Commissioner Hammer inquired and the Applicant indicated the hot tub display could be moved back on the paved strip along the side of the building to make it less viewable from the street.

Commissioner Oickle inquired and the Applicant indicated the rear parking area does not provide ample space for the display as the area is for parking. Commissioner Oickle commented that there is adequate space for the display in the rear of the building.

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

Motion: Commissioner Oickle made a motion to close the Public Hearing of **PUBLIC HEARING APPLICATION NO. 1829-14-Z** : **Fire Finesse LLC** Seeking a Special Permit in accordance with Section 5.3 of the Wethersfield Zoning Regulations for outdoor storage (hot tubs) display at 644 Silas

Deane Highway.

Second: Commissioner Standish seconded the motion.

Aye: Roberts, Harley, Oickle, Hammer, Fazzina, Vasel, Standish, Allard;

Nay: None;

Vote: 8 – 0;

Public Hearing Closed.

Motion: Commissioner Standish made a motion to approve of **PUBLIC HEARING APPLICATION NO. 1829-14-Z : Fire Finesse LLC** Seeking a Special Permit in accordance with Section 5.3 of the Wethersfield Zoning Regulations for outdoor storage (hot tubs) display at 644 Silas Deane Highway.

Second: Vice Chairman Harley seconded the motion.

Discussion:

Commissioner Oickle noted he is not in favor of large displays located at businesses on the Silas Deane Highway and indicated that allowing such displays would set a precedent and does not support the aesthetic perception for curb appeal and façade improvement being promoted on Silas Deane Highway. He encouraged the property owner to clean the site.

Vice Chairman Harley noted the idea of the display being located a bit further back from the original intended location is better but was not comfortable overall with having the display out front in view from the Silas Deane Highway.

Commissioner Hammer concurred with the statements made by Commissioner Oickle and Vice Chairman Harley as noted above. He is concerned with setting a precedent for this type of activity.

Commissioner Fazzina commented on the large size of the display and the fact that it would be outdoors twenty-four (24) hours a day, seven (7) days a week.

Chairman Roberts indicated that the pawn shop on the Silas Deane Highway did not get permission from the Town for outdoor displays. He mentioned that there is a balance of allowing businesses to display their wares and have eye-catching signs balancing that with trying to improve the general appearance of the part of town that most people see and most residents see routinely. He noted that the special permit is supposed to enhance property values and be in harmony with the neighborhood. He is concerned with where the line would be drawn with subsequent applicants and how differentiation would occur from one applicant to another.

Vice Chairman Harley indicated the line drawn relative to matters would be determined in terms of how far a display would come to the curb line and the portability of the display.

Commissioner Standish indicated the hot tub display could be placed in an area on the site as depicted in one of the photographs wherein a box truck is located. He inquired and the Applicant indicated that potential customers may view installations in the towns of Mansfield, Kent, and Shelton, Connecticut.

Commissioner Oickle indicated that the Applicant may want to look for an indoor location on the Silas Deane Highway for the hot tub display. He is concerned with precedent

Commissioner Vasel expressed concerns of the permanency and size of the subject display.

The Applicant inquired if the Commission would consider the display being kept and stored in a trailer.

Commissioner Allard indicated the display would be more portable and therefore less permanent, which was a sticking point of some of the Commissioners.

Chairman Roberts indicated if the Applicant's aforesaid suggestion would make a difference in some of the Commissioner's minds as to how they would treat it, perhaps the Application could be denied without prejudice with that instruction and waive the re-Application fee.

Commissioner Hammer indicated that although the recent suggestion of the Applicant makes the display more portable does not make the issue of a very large piece of equipment being visible to the street and present mainly for purposes of advertising. He noted that the same slippery slope of where the line is drawn with displays would be unleashed. He further noted that those who have outdoor displays without special permits should be reviewed to determine if they are in compliance with regulations regarding displays

Vice Chairman Harley agreed that the issue of mobility is addressed by the Applicant's suggestion but concurs with Commissioner Hammer that the suggestion is not a solution.

Voting:

Aye: None;

Nay: Roberts, Harley, Oickle, Hammer, Vassel, Standish, Allard;

Abstain: Fazzina;

Vote: 0 – 7 – 1;

Motion Failed. Application Denied.

3.2 PUBLIC HEARING APPLICATION NO. 1832-14-Z: Stephen T. Weaver Seeking a Special Permit in accordance with Section 3.5.3 of the Wethersfield Zoning Regulations for the use of an accessory apartment at 20 Carriage Hill Drive.

Steven Weaver, 20 Carriage Hill Drive, appeared before the Commission regarding his Application. The Application is to allow an accessory/in-law apartment of eight hundred (800) square feet to be constructed above the garage and attached to the existing residence. There would be full living quarters for his mother and step father to move in from out of state. He noted that above the garage, a kitchen and living area is planned. Between the garage and the existing home, the second floor would have a bedroom and a bathroom and the first floor would be a mud room and breezeway. There will be only one entrance into the accessory apartment with a set of stairs installed in the mud room between the house and garage.

Commissioner Oickle noted the subject site is a corner lot and commented favorably of the upkeep by the property owners. He inquired and Mr. Weaver indicated he does not own the portion of the site near the brook and that AT&T has a right of way in that vicinity of the site.

Vice Chairman Harley inquired and Mr. Gillespie indicated there is a portion of the site that was

previously considered by FEMA as in SFHA and, as of 2008, was no longer considered as in SFHA. Staff may have to refer the matter to IWWC, but the matter is not a concern of this Commission.

Mr. Weaver referred to a letter to Mr. John H. Miller from Luis Rodriguez, P.E. of the Federal Insurance and Mitigation Administration dated April 1, 2011, which notes that the subject site is no longer considered in a flood zone. This letter was included in the Application.

Commissioner Standish inquired and Mr. Weaver indicated there is an eighteen (18') foot span between the garage and the main residence. Mr. Weaver noted the footprint would not change and there would be no encroachment on property lines.

Chairman Roberts indicated that Mr. Turner's memo asked for two (2) other items to be addressed and Mr. Weaver indicated the notarized statement (per Zoning Regulation Section 3.5.3.B) and the calculations to demonstrate square footage compliance were included in the Application.

PUBLIC COMMENTS:

James Hall, 51 Carriage Hill Drive, appeared before the Commission in opposition to this Application. He resides around the corner and three (3) residences away (near Murphy's Pond) from the Applicant. He noted he has no problems with the Weaver family but is in opposition with the chain of the site. He is concerned of the physical home site in relation to the Zone AA, one-family residential neighborhood, especially if the site has a change of ownership. He expressed that extended family can dwell in existing homes without conversion of the home and thus adhering to the zoning of the neighborhood. He noted that converting homes to multi-family dwellings can result in a less desirable neighborhood. He referred to the adjacent property (raised ranch) and noted it was converted to apartments and described that site as an example of an undesirable result. He also mentioned there is parking on the front lawn, twelve (12) air conditioning window units, and a dumpster located at the adjacent property and the conditions described are viewable from the street. He would like this Commission to adhere to the AA zoning regulations to promote the pride and desirability of the neighborhood.

Carol Hall, 51 Carriage Hill Drive, appeared before the Commission in opposition to this Application. She requested the Commission to think objectively of the AA Zoning and its associated Regulations for Carriage Hill Drive properties. She suggested that the proposed addition may exceed the forty (40%) percent limitation for an addition to an existing home and has concerns with excessive parking at the site. She indicated accessory apartment regulations could be difficult to enforce and noted the potential negative impact (as demonstrated on the property next door to the Applicant) on the neighborhood and precedent that would be set for single-family residential neighborhoods in Town. She spoke of the converted, multi-family home (noted in the paragraph hereinabove) adjacent to the subject site and noted there are issues of blight by and front lawn parking occurring from occupants of that home.

Commissioner Oickle encouraged residents to make a complaint if there are violations occurring with Town regulations on matters such as parking on front lawns.

Steve Kirsche, 11 Goff Road, appeared before the Commission in support of this Application. Despite his being a relative (father-in-law) of the Applicant, Mr. Kirsch suggested that the fiber of the Applicant and his family be considered. He noted that the property owners positively demonstrate their commitment to their home and will have their vehicles parked in the driveway and not on the front lawn.

Phil Rouquie, 410 Church Street, appeared before the Commission in support of this Application. He has built many accessory apartments in Rocky Hill. He noted that the Applicant and his wife decided on a plan that will make the home look like a colonial styled one (1) family residence. There are no exits or entrances added to the home [but one (1) will be relocated], and there will be one (1) meter for each utility (gas, electric). There will be no window-unit air conditioners, as there is central air conditioning. Plantings and a stockade fence will buffer the south side view of the residence. The east side view of the residence will have a second story (same roof line) with the addition of two windows. The roof line for the new addition to the house will be lower than the roof line of the existing house.

Commissioner Fazzina inquired and Mr. Rouquie indicated the subject house will likely be the largest residence in the neighborhood, but it will not be out of line with the existing home in the neighborhood.

Steve Kirsche, 11 Goff Road, commented that the Weavers are being straightforward with their plans for in-law occupants despite others who would make additions to their homes for that same purpose.

Mr. Rouquie commented favorably regarding Wethersfield's new Zoning Enforcement Officer/Property Maintenance Officer, Monica Holloway,

Commissioner Hammer inquired and Mr. Gillespie indicated zoning enforcement official referred this Application to the Commission but has the authority to approve it without Commission consent. The design is a bit different than the regulations contemplated, and this Commission can modify the regulations of Section 3.5.3. with any specific approval. Mr. Gillespie noted that by his calculations, the proposed accessory apartment is nine hundred and sixty (960) square feet (40 x 24).

Mr. Gillespie indicated that a condition of Section 3.5.3 mentions that the owner of the property shall occupy either the principal dwelling or the accessory unit and failure to maintain owner occupancy shall be a violation of these regulations and shall be cause for the removal of the accessory apartment. This statement allows the Town to monitor the permit in perpetuity. An additional condition of the regulation is that a sworn, notarized statement from the owner that the owner will reside at the subject premises as a condition of maintaining an accessory apartment and such statement shall be submitted to establish an accessory apartment.

Motion: Commissioner Oickle made a motion to close the Public Hearing regarding **PUBLIC HEARING APPLICATION NO. 1832-14-Z: Stephen T. Weaver** Seeking a Special Permit in accordance with Section 3.5.3 of the Wethersfield Zoning Regulations for the use of an accessory apartment at 20 Carriage Hill Drive.

Second: Commissioner Fazzina seconded the motion.

Aye: Roberts, Harley, Oickle, Hammer, Fazzina, Vassel, Standish, Allard;

Nay: None;

Vote: 8 – 0;

Public Hearing Closed.

Motion: Vice Chairman Harley made a motion to approve, with the following stipulations, **PUBLIC HEARING APPLICATION NO. 1824-14-Z: Stephen T. Weaver** Seeking a Special Permit in accordance with Section 3.5.3 of the Wethersfield Zoning Regulations for the use of an accessory

apartment at 20 Carriage Hill Drive:

1. Any improvements such as building additions, driveways, or site work shall be reviewed by the Wethersfield Inland/Wetlands & Watercourses Commission (IWWC), as the northerly half of the subject parcel lies within the FEMA 100 year flood zone; and
2. The Applicant shall provide calculations to demonstrate square footage compliance.

Second: Commissioner Oickle seconded the motion.

Discussion:

Commissioner Oickle mentioned the subject site is near a cul-de-sac with a lot of open space and that the residence is well maintained. He also mentioned, and Commissioner Standish concurred that there is no need to refer to this addition as an in-law apartment, as Town regulations are sufficient with the sworn statement requirement.

Commissioner Standish inquired and Mr. Gillespie indicated that since 2007, there has been one (1) application filed per year for an accessory apartment.

Chairman Roberts indicated that a purpose of the Regulations in the Wethersfield Plan of Conservation and Development is to provide different kinds of housing and that accessory apartments offer another housing alternative. The regulation was designed to avoid boarding house types of living arrangements.

Voting:

Aye: Roberts, Harley, Oickle, Hammer, Fazzina, Vassel, Standish, Allard;

Nay: None;

Vote: 8 – 0;

Application Approved as Stipulated.

3.3 PUBLIC HEARING APPLICATION NO. 1833-14-Z: Michael Tyre Seeking Site Plan and Design Review for a change of use in accordance with Section 5.2 of the Wethersfield Zoning Regulations to operate a Kids Gym Franchise (Romp-n-Roll) at 1275 Silas Deane Highway.

Michael Tyre, Architect and Principal of Tyre Studio Architects, LLC, 77 Willow Street, Second Floor, Suite #3, New Haven, CT 06511 (www.tyrestudio.com) appeared before the Commission regarding this Application. He noted the change of use requested is to allow for a kids gym franchise, Romp-n-Roll, to occupy the space of former retail tenant, The Wooden Toy. The space is forty-six hundred (4,600) square feet and will feature spaces for gym, art and music classes.

Meredith Myers of Rocky Hill, CT, appeared before the Commission regarding her business. She is a co-owner of this business franchise and noted her thirteen (13) years of experience as a special education teacher. She also worked as a nanny and worked for day care providers prior to becoming a teacher. Her many years of experience include working with children in the primary age group. She noted the franchise provides opportunities for babies, toddlers and young children to play and learn with a focus on developing motor skills. There are gym and music classes incorporated together, as well as

art/music/gym incorporated classes. Birthday parties are also offered for children up to age six (6). She looks forward to bringing this Romp-n-Roll location to Wethersfield.

Stacey Zamarelli of Rocky Hill, CT, appeared before the Commission regarding her business. She is a co-owner of this business franchise and noted her eight (8) years of business sales/customer service experience. She also has a child care background. She also looks forward to bringing this business to Wethersfield.

The co-owners recently attended ten (10) days of training at Romp-n-Roll's corporate headquarters in Virginia. Romp n' Roll franchises are located in Maryland, North Carolina, Pennsylvania, and Virginia, as well as in Puerto Rico.

Romp n' Roll offers gym, art, and music classes, as well as camps and drop-off programs to kids six (6) years of age and under. These classes help kids develop physical and social skills. Romp n' Roll also offers private birthday parties for kids six (6) years of age and under. The business is planned to open in November 2014. Refer to website: Wethersfield@rompnroll.com.

Commissioner Fazzina inquired and Mrs. Zamarelli indicated the business is planned to be opened seven (7) days a week. Classes would begin at 9:00 a.m. with the last classes ending between 5:00 p.m. and 6:00 p.m. The maximum capacity for classes is eight (8) children, as the classes are parent/caregiver and child participating together. However, for preschool children, there will be classes offered that will be parent/caregiver optional with maximum child capacity ranging from eight (8), twelve (12) and twenty (20) children, depending upon the class. The rest rooms are ADA compliant, and entire space has a sprinkler system for fire safety. Mr. Tyre noted that life safety and emergency exits/egress will all be a part of the space construction. A safety plan will be posted. The rear parking lot will be utilized by staff if necessary.

Commissioner Hammer inquired and Mrs. Zamarelli indicated that at the busiest time, there would be four (4) employees working at the site.

Commissioner Oickle suggested that the co-owners check their lease terms regarding use of the rear door and rear parking areas at the site. He also suggested that the owner of the shopping center be notified if the co-owners need additional parking solutions for their customers so that use of the rear parking area at the plaza can be of use if necessary.

Commissioner Allard noted the peak times of other tenants as appearing not in conflict with parking needs for the subject business.

Chairman Roberts referred to Michael Turner's September 2, 2014 Memo relative to parking and the interconnection to the plaza and the True Value Hardware property (both owned by Joe Maruzzi, owner of Goff Brook Shops).

Mr. Gillespie indicated that Items 1 and 4 of the Memo were discussed with Mr. Maruzzi at a previous meeting and that Item 3 is a condition that is required when providing a certificate of occupancy. Item 2 addresses peak demand, which was discussed hereinabove. There is an excess of parking in this shopping center.

Commissioner Standish noted there will be adequate parking due to the drop off nature of the proposed business.

Chairman Roberts noted the parking for the proposed business would require fewer spaces needed than those required under the retail standards for parking under the regulations.

PUBLIC COMMENTS:

There were no comments made by the public regarding this Application.

Motion: Vice Chairman Harley made a motion to close the Public Hearing of **PUBLIC HEARING APPLICATION NO. 1833-14-Z: Michael Tyre** Seeking Site Plan and Design Review for a change of use in accordance with Section 5.2 of the Wethersfield Zoning Regulations to operate a Kids Gym Franchise (Romp-n-Roll) at 1275 Silas Deane Highway.

Second: Commissioner Hammer seconded the motion.

Aye: Roberts, Harley, Oickle, Hammer, Fazzina, Vasel, Standish, Allard;

Nay: None;

Vote: 8 – 0;

Public Hearing Closed.

Motion: Commissioner Hammer made a motion to approve, as presented, **PUBLIC HEARING APPLICATION NO. 1833-14-Z: Michael Tyre** Seeking Site Plan and Design Review for a change of use in accordance with Section 5.2 of the Wethersfield Zoning Regulations to operate a Kids Gym Franchise (Romp-n-Roll) at 1275 Silas Deane Highway, and with the stipulation that prior to certificate of occupancy issuance, the business address is to be posted on the front and rear of the business space.

Second: Commissioner Standish seconded the motion.

Aye: Roberts, Harley, Oickle, Hammer, Fazzina, Vasel, Standish, Allard;

Nay: None;

Vote: 8 – 0;

Application Approved as presented.

4. OTHER BUSINESS:

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

5. MINUTES – July 15, 2014 Planning & Zoning Commission Meeting Minutes

July 15, 2014 Planning & Zoning Commission Meeting Minutes

Commissioner Oickle noted that on Page 2, Line 11, August 3 is to be changed to August 5.

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

Second: Vice Chairman Harley seconded the motion.

Aye: Roberts, Harley, Oickle, Hammer, Fazzina, Vasel, Standish;

Nay: None;

Abstain: Allard;

Vote: 7- 0- 1;

July 15, 2014, Planning & Zoning Commission Meeting Minutes approved as corrected.

August 5, 2014 Planning & Zoning Commission Meeting Minutes

Commissioner Oickle indicated that on Pages 2-4, and Pages 6-12, the voting reflects Commissioner Allard's first name rather than his last name. Therefore, "Ryan" is to be changed to "Allard."

Chairman Roberts indicated that on Pages 10 and 11 in the voting sections, the name "Hammer" is to be deleted, as Commissioner Hammer was not present at the meeting.

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

Second: Vice Chairman Harley seconded the motion.

Aye: Roberts, Harley, Oickle, Hammer, Fazzina, Vasel, Allard;

Nay: None;

Abstain: Standish;

Vote: 7 - 0 - 1;

August 5, 2014, Planning & Zoning Commission Meeting Minutes approved as corrected.

6. STAFF REPORTS:

Mr. Gillespie introduced Wethersfield's new Zoning Enforcement Officer/Property Maintenance Officer, Monica Holloway, to the Commissioners. Ms. Holloway spoke of her experience in other communities and answered some compliance inquiries raised by the Commissioners.

Wethersfield Town Manager, Jeff Bridges, mentioned the intent of this position is to educate the public regarding property matters in order that the public knows up front as to what is expected. Mr. Bridges expressed that over time, he would like to see the Commission provide feedback to Ms. Holloway for

overall better decision making regarding property matters.

Chairman Roberts asked the Commission to also be informed (to the extent the sharing does not jeopardize any legal proceedings) if updates of what she is doing are provided to the Town Manager and/or Town Staff.

Chairman Roberts mentioned that if Ms. Holloway needs guidance, support, or history regarding property matters, she could direct that inquiry through Mr. Gillespie or by attending a Planning and Zoning Commission Meeting.

Mr. Gillespie and the Commissioners reviewed the Planning Department's Monthly Economic Development Report (August 2014). Design Review Advisory Committee policies are being reviewed.

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:

9.1 PUBLIC HEARING APPLICATION NO. 1834-14-Z: Rosario D'Agostino Seeking a Special Permit in accordance with Section 3.6.B.2. of the Wethersfield Zoning Regulations to construct a garage larger than permitted in a residential zone at 565 Wolcott Hill Road.

10. ADJOURNMENT:

Motion: Vice Chairman Harley motioned to adjourn the meeting at 8:56 p.m.

Second: Commissioner Hammer seconded the motion.

Aye: Roberts, Harley, Oickle, Hammer, Fazzina, Vasel, Standish, Allard;

Nay: None;

Vote: 8 – 0;

Meeting adjourned.

Respectfully submitted,
Ellen Goslicki, Recording Secretary