

WETHERSFIELD PLANNING AND ZONING COMMISSION

PUBLIC HEARING AND MEETING

FEBRUARY 2, 2016

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, February 2, 2016 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 Harley called the meeting to order at 7:00 p.m.

1.1. ROLL CALL AND SEATING OF ALTERNATES (5 members required for quorum):

Member Name	Present	Absent	Excused
Thomas Harley, Chairman	√		
Antonio Margiotta, Vice Chairman		√	
Richard Roberts, Clerk	√		
James Hughes		√	
George Oickle	√		
Joseph Hammer		√	
Anthony Homicki		√	
Thomas Dean	√		
Ryan Allard	√		
Leigh Standish (alternate)		√	
Yolanda Antoniak (alternate)	√		

Also present Mr. Peter Gillespie, Economic Development/Town Planner, and Ms. Denise Bradley, Assistant Town Planner.

Members of the Public were present

Chairman Harley noted at the time of roll call there were 6 participating members present and explained that 5 were necessary to pass a motion.

2. OLD BUSINESS

None

3. NEW BUSINESS

Chairman Harley

3.1 PUBLIC HEARING APPLICATION NO. 1894-16-Z Hai Nguyen seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations to operate a nail salon at 991-1129 Silas Deane Highway (Wethersfield Shopping Center).

Chairman Harley asked the applicant to step forward to the microphone and explained the process.

Chi Nguyen, 6 Overbrook Drive, East Hartford, is looking to open a nail salon.

Chairman discussed Town Planner Peter Gillespie's Memo dated 2/29/16 outlining the plan of operation and the hours of operation 9 a.m. to 8 p.m. Monday through Friday, Sunday 11 a.m. to 5 p.m (7 days a week) along with a floor plan showing the location, which will be next to T.J. Maxx and Wethersfield Liquor. Commission Oickle asked why a use change is necessary from Business Retail, since there are no special conditions. Planner Gillespie, who indicated they are coming before the Commission due to a change of use a different type of business (personal service), manicure, pedicure. Chairman noted generally parking. Mr. Gillespie noted they will still have to go through the licensing process with Health District, Building Department and the Fire Marshall after this process is over. Obviously, it is a different use than before.

Chairman asked for a Motion to close the hearing, if no additional questions.

Motion to Close the Hearing by Commissioner Allard

Second by Commissioner Oickle

All in favor

Aye: All

Nay: None

Motion to approve Application 1894-16-Z As Submitted by Commissioner Roberts

Second.... by Commissioner Oickle

Commission Oickle asked Planner Gillespie without conditions and he responded No conditions except concern for the Air/chemicals with a nail salon, which will be dealt with by the licensing process noted previously and there should be adequate venting in back and on roof. Commissioner Thomas Dean further notes, he hopes that these issues and matters will be looked into when they do their due diligence regarding labor law violations, health and OSHA code violations

Motion was approved 6-0

3.2 PUBLIC HEARING APPLICATION NO. 1895-16-Z Cumberland Farms x/o Carolyn Parker seeking a Special Permit in accordance with Section 6-3 of the Wethersfield Zoning Regulations for an LED alternator placard price sign at 1855 Berlin Turnpike.

Carolyn Parker, 3 Lorian Avenue, Worcester, Massachusetts representing Cumberland Farms started a Program almost 3 years ago the "Smart Pay Program" whereas a member receives 10 cents off a gallon of gas. Also allowing for LED pump toppers (prices on dispenser) to incorporate Smart Pay Program into those pump toppers and onto to main Pylon Sign. We will maintain the s.f. of the sign and put a 6 inch by 60.5" smart pay alternator strip (every 8 seconds) and will alternate and incorporate into the pump toppers. Ms. Parker offered to show a video to Commissioners from her cell phone. The large sign will also change every 8 seconds but only 1 digit will change. Commission Oickle does not have problem with pump toppers but the changing aspect of the large sign, proposing changing every 8 seconds is a concern because it could get confusing for motorists and that bothers Mr. Oickle. Also, asked if they have installed these in other places; she checked her list of 55 and approximately 35 have been done and listed other towns not sure of Glastonbury. She has only been denied once. Ms. Parker indicated that there is a sign right in front of that sign so we would accept LED pump toppers with 8 seconds only. Commissioner Roberts asked Planner Gillespie at what interval he put on City Fish Sign and he later found City Fish was one minute...Mr. Gillespie asked if it was a 24 hour operation. Ms. Parker was not sure. Also asked if Rocky Hill location had two signs and she did not know. Discussion ensued and realizing the problem is that these large signs require monitoring as well. Commissioner Ryan had a concern as Commissioner Oickle did in

regard to the flashing advertising sign; it should be in conformity with what the Commission has permitted to permit. Assistant Planner Denise Bradley commented that Liberty Bank is 8 seconds. Chairman also had a concern for the larger sign and Ms. Parker withdrew her request for the larger sign. A conversation regarding signs continued. Commissioner Oickle said that they will have to sit down some evening to seriously discuss the issue of changing signs.

Motion to Close Public Hearing by Commissioner Allard

Second: Commissioner Roberts

Aye: all

Nay: none

Motion to Approve Application 1895-16-Z with respect to pump toppers only; the pylon sign issue was withdrawn - Motion by Commissioner Roberts.

Second by Commissioner Allard

Aye: all

Nay: none

3.3 APPLICATION NO 1897-16-Z Carina Leuzzi seeking Site Plan and Design Review in accordance with Section 5.2 of the Wethersfield Zoning Regulations to operate a hair service salon at 500 A Silas Deane Highway

Chairman this is not a public hearing

Carina Leuzzi, 174 Goff Road wishing to open a hair salon and has met with Tammy from Health Department and will make changes to sinks and also with Steve regarding Handicap Accessibility to baths which I will be doing. I am consulting with Denise from Planning. Chairman has a letter from Peter Gillespie showing the hours of operation Monday through Sunday 9 a.m. to 8 p.m. (7 day a week operation) and a floor plan is attached to the back. Commissioner Oickle discussed reserved parking why it was there concluding there is enough parking and lot in good shape. Ms. Leuzzi said she has 5 parking spots. Commissioner Allard asked if any signage. The former tenants Karate Studio had a banner. When Ms. Leuzzi is ready, Mr. Gillespie said, she will work on sign issue with Assistant Planner Bradley. A discussion continued regarding the fact that the building has been renovated and is in pretty good shape.

Motion to Approve for Application No. 1897-16-Z As Submitted by Commissioner Roberts

Second by Commissioner Allard

Any discussion

Aye: all

Nay: none

4. OTHER BUSINESS

None

5. MINUTES

Motion to Approve the minutes Commissioner Oickle

Second by Commissioner Allard

Aye: all

Nay: none

6. STAFF

Town Planner Gillespie stated there will be a Public Hearing for Lucky Lou's renewal of his entertainment Special Permit and encouraged as much attendance as possible.

Zoning Officer wants me to make you aware that there were State incentive programs for Solar and provided trends and would like guidance from the Commission. He is doing his best to process them and answer questions but we need regulations since the numbers are increasing. In 2011 (1 application), 2012 (1), 2012 (4), 2013 (4), 2014 (37), 2015 (146); we need to compare regulations with other towns. Discussion ensued. It was noted, in West Hartford the town has enacted a moratorium, since the roof did not have the right orientation and they need more time to look into these types of matters. Chairman commented that we do not want a Solar Farm in backyards and new regulations will take a while to put in place. Planner Gillespie said we will come back in a couple of weeks with a memo and give some guidance since there is no enforcement for people that come in. Commissioner Dean stated the numbers changing rapidly and in 2017 there will be a new generation of solar panels and will be more feasible. Planner Peter Gillespie said less likely in Commercial settings and regulations are silent, so we will come back to this. Also, the Historic District Commission will enter the equation at some point as well. Commissioner Roberts made a final point that we don't know if it would be an accessory building, garage, utility or limit the size so further discussion is necessary.

7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING

Planner Gillespie noted that parents did not like the location of the local Transition Program and have made another Application and we are hoping that the parents are pleased and support this location request.

8. CORRESPONDENCE

Motion to add Executive Session and personnel pending litigation to the next agenda...by Commissioner Roberts

Second Commissioner Oickle

Aye: all

Nay: none

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS

9.1 PUBLIC HEARING APPLICATION NO 1896-16-Z Lucas Kyriakos seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations to amend Application No. 1700-10-Z, 1723-10-Z, and 1857-15-Z for outdoor entertainment at 222 Main Street (Lucky Lou's).

10. ADJOURNMENT