

## WETHERSFIELD PLANNING AND ZONING COMMISSION

### PUBLIC HEARING AND MEETING November 1, 2016

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, November 1, 2016 at 7:00 p.m. in the Wethersfield Town Council Chambers located at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut 06109.

#### 1. CALL TO ORDER

Chairman Thomas Harley called the meeting to order at 7:02 p.m. welcoming all to the Planning and Zoning Commission meeting. He explained the process and procedures of the public hearing and Clerk Richard Roberts commenced the roll call.

#### 1.1. ROLL CALL AND SEATING OF ALTERNATES (5 members required for a 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	√		
David Edwards, (alternate)		√	
Daniel Silver (alternate)	√		
Yolanda Antoniak (alternate)			√

Chairman Harley stated there are 8 Members present and 2 are alternates everyone will participate.

Also present were Mr. Peter Gillespie, Town Planner, Ms. Denise Bradley, Assistant Planner and Mary Lou Wall, Recording Secretary.

#### 2. OLD BUSINESS

None

#### 3. NEW BUSINESS

None

**3.1 PUBLIC HEARING APPLICATION NO. 1928-16-Z Peter Brzezicki** seeking a Special Permit in accordance with Section 3.5.2. of the Wethersfield Zoning Regulations for the continued use of a home occupation at 239 Griswold Road. (See App. 1809-13-Z)

Mr. Peter S. Brzezicki 239 Griswold Road, Wethersfield introduced his son, Peter B. Brzezicki operating an accounting and tax service practice in their home and he is seeking to extend and continue the service, which was previously granted for a term of three (3) years. Said application is basically the same as the prior application submitted three years ago. Mr. Brzezicki indicated there are no negatives from his neighbors. During February 1 to April 15<sup>th</sup>, they had approximately 60 clients visiting their location and never more than 5 per day. Also, he would like the permit to run with the land or for a longer period.

Mr. Peter Gillespie the Town Planner indicated three letters were received for the file, all in support of this application; October 3, 2016 from Ms. Marianne Herold, 227 Griswold Road, Wethersfield, Ms. Herold shares a driveway with the applicant, September 28, 2016 from Thomas Forst, 247 Griswold Road, Wethersfield and September 28, 2016 from John Church 264 Griswold Road, Wethersfield. There were no negative letters and all the letters received were in support of Mr. Brzezicki's application.

There was no one present in the public to speak for or against this application.

Commissioner Roberts wanted confirmation that there were no complaints and Town Planner Gillespie confirmed no complaints now or in the past. Commissioner Hammer asked if the applicant paid the fee three years ago and Mr. Gillespie said that the fee was not paid.

Commissioner Oickle questioned the intent of having the term forever and run with the land and questioned if it would be a benefit if he sells. Mr. Brzezicki indicating no that it was merely not having to come back through the process. Commissioner Roberts asking if it was just he and his son and the applicant stated that it is and he is just building the business for his son so he can carry on.

Commissioner Oickle asked if the parking is working out. Mr. Brzezicki informed the Commission that most of the time his neighbors are at work and they have never had any problems. Commissioner Hammer felt a five-year extension was sufficient. Commissioner Roberts commented that there are no employees but there could be an enforcement issue down the road with a different owner but sees no problem. Chairman Harley commenting that there is no mechanism in place to check on that. Commissioner Hammer did not recall a forever time term and was more compelled to make it five and waive the fee. Mr. Gillespie, Town Planner, remarked that the forever was used on an accessory apartment recently.

Commissioner Roberts moved to close the hearing.

Commission Hammer Second

**AYE** – Commissioners Allard, Dean, Edwards, Hammer, Harley, Oickle, Roberts, Silver

**NAY** – None

**ABS.** – None

**Motion to Close 8-0**

Commissioner Richard Roberts made a Motion to Approve with conditions for **APPLICATION 1928-16-Z Peter S. Brzezicki** seeking a Special Permit in accordance with Section 3.5.2 of the Wethersfield Zoning

Regulations for the continued use of a home occupation at 239 Griswold Road with a term of seven (7) years; fee waived.

Commissioner Joseph Hammer **SECOND**

**AYE** - Commissioners Allard, Dean, Edwards, Hammer, Harley, Oickle, Roberts, Silver

**NAY** – None

**ABS.** – None

**Motion Passed 8-0**

**4. OTHER BUSINESS**

None

**5. MINUTES** – October 4, 2016

Commissioner Roberts move to Table the Minutes of October 4, 2016

Commissioner Hammer Second

**AYE** - Commissioners Allard, Dean, Edwards, Hammer, Harley, Oickle, Roberts, Silver

**NAY** – None

**ABS.** – None

**Motion Passed 8-0**

**6. STAFF REPORTS**

Town Planner Gillespie discussed 61 Arrow Road with the Commission. He is having a discussion with redeveloping that property and will bring more information regarding that and the court case; said redevelopment conversations are separate and unrelated to pending case.

The Veterinary Clinic is complete in respect to all buildings have been removed from the property along with underground tanks and such. There was a ground breaking ceremony last week. They are trying to work on the construction over the winter.

Masonic Building renovations has been issued a permit per the last approval.

Ridge Road apartment project closed on property and could start some site work as the winter approaches.

Site work is wrapping up at the High School and they are compiling a list of work that needs to be completed. Chairman Harley asked if it works better than it did. Mr. Gillespie indicated he has not heard of any significant issues and Commissioner Roberts said his experience is that it works better than the way it originally worked out. He is not sure how parking by the tennis courts will work out. Commissioner Silver commenting that pick up has been smooth.

Town Planner Gillespie discussed the Fun Zone redevelopment. He met with the developer and with all departments, Fire Marshal etc. yesterday, and asked if they can have a joint meeting with wetlands department and the Design Review Committee all together. Planner Gillespie stated he will see if Wetlands will be happy with that (tentatively have marked the first meeting in December). Developer is proposing a mixed use and Planner Gillespie gave a quick description but it is still not completed and you will see it in December. Commissioner Oickle said that the flood zone is the primary issue with the fun zone. Planner Gillespie is encouraging Wetlands to be there.

Town Planner discussed Weight Watches as well – they do not have an engineer yet so they are just talking to us right now.

Commissioner Roberts inquired on Reservoir Estates (Back Lane). Town Planner Gillespie stated they are working on Phase I and will not issue building permits until infrastructure and Binders are in. They are in front of Wetlands for two of the lots. He indicated that we have had issues with erosion and sediment review with the developers; but MDC review took longer and now the weather will be against them and cause delays. There have been no complaints from neighbors. Engineering staff has been there daily to monitor the development. Town Planner Gillespie commented it has been an involved process.

Commissioner Roberts made a Motion to Adjourn and Commissioner Hammer Second.

**AYE** – Commissioners Allard, Edwards, Dean, Hammer, Harley, Oickle, Roberts, Silver

**NAY** – None

**ABS.** – None

Motion to Adjourn at 7:30 p.m.

Respectfully Submitted By:

Mary Lou Wall  
Recording Secretary.