

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

April 5, 2011

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, April 5, 2011 at 7:00 p.m. in the Wethersfield Town Council Chambers located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

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 Hammer called the roll as follows:

Member Name	Present	Absent	Excused
Richard Roberts, Chairman	✓		
Thomas Harley, Vice Chairman	✓		
Joseph Hammer, Clerk	✓		
Earle Munroe	✓		
George Oickle	✓		
Anthony Homicki	✓		
James Hughes	✓		
Antonio Margiotta			✓
Vacancy			
Thomas Dean (alternate)	✓		
Dave Edwards (alternate)			✓
Angelo Robert Fazzina (alternate)	✓		

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

Chairman Roberts noted that there were 7 full members and 2 alternate members in attendance at the time of roll call. All members present to participate.

There were no Members of the Public present.

2. OLD BUSINESS:

There was no old business discussed at this meeting.

3. NEW BUSINESS:

3.1 APPLICATION NO. 1733-11-Z: Gabriel D'Amica Seeking Site Plan and Design Review for a change of use in accordance with Section 5.2.D of the Wethersfield Zoning Regulations from office to retail and office at 912 Silas Deane Highway.

The Applicant, Mr. Gabriel D'Amica, 63 Bittersweet Lane, South Glastonbury, appeared before the Commission to request the change of use classified as "office" to be made to "retail and medical office" regarding six thousand, eighty-eight (6,088) square feet of space available in the lower level of his

building known as 912 Silas Deane Highway. The currently vacant office space that is the subject of this Application was formerly occupied by Yellow Book. The Applicant desires to increase tenancy at the site and would like to see both a business service company, such as Kinkos, UPS or Verizon, and a therapeutic medical service provider occupy the lower level of the building. He indicated that Town Regulations indicate that five (5) parking spaces per thousand square feet are required for a retail space, and six (6) parking spaces per thousand square feet are required for a medical space. The Applicant noted that based on his calculations pertaining to square footage for the entire building, 104.87 parking spots are required, and he can meet that standard for parking. He indicated that the use on the main level of the building would remain as office space.

Chairman Roberts inquired how the Applicant came up with the figure of 36.52, and the Applicant indicated that he utilized the following calculation: $[6 \text{ (spaces)} \times 6,088 \text{ (square feet)} = 36.52]$.

Chairman Roberts inquired of the Applicant as to why the square footage number for the lower level was noted as 1,000 square feet smaller in this Application. The Applicant noted that when he purchased the 912 Silas Deane Highway building five (5) years ago, a CAD drawing was not included. The Applicant noted that he recently obtained a CAD drawing by someone on the Silas Deane Highway so that he could obtain tenants for the building.

Mr. Gillespie noted that according to the building floor plan, there are stairways, common areas, an entrance way, a back room, a utility room and a restroom. According to Town Regulations, these types of areas can be eliminated from square footage calculations.

Commissioner Oickle indicated that the pavement at the site is in pretty good shape and made favorable comments regarding the façade, the fencing, and the Applicant's general upkeep of the site. He inquired as to when striping for parking would occur, and the Applicant indicated that a plan for striping would be made pending the outcome of this Application.

Commissioner Oickle inquired and Mr. Gillespie indicated that curb stops at the site are not necessary and would conflict with sidewalk usage.

The Applicant indicated that one hundred five (105) parking spaces could be provided for the building and that none of the spaces are considered compact.

Commissioner Oickle inquired and the Applicant noted that the dumpster is emptied on Tuesday of each week.

Commissioner Homicki inquired and the Applicant indicated the desire to have one (1) or two (2) physicians (2) lease at the lower level in order to have a more low profile presence to maintain the professional atmosphere that currently exists in the building.

Commissioner Fazzina inquired as to why handicapped entrance to the building requires one to go up the parking lot and around to the entrance. The Applicant reasoned that the accessibility was directed as such because the location has optimal sunlight relative to the rest of the building. The Applicant reasoned that the sunlight in said location provides for quicker melting of snow and ice during the winter. The Applicant mentioned that the handicapped accessibility is in close proximity to both doors (upper and lower level) for the building and that the parking design at the site accommodates entrance to both levels of the building.

Chairman Roberts made note of a variance issued for the site twenty-five (25) years ago which provided for parking over the property line.

Commissioner Oickle indicated that he would be in favor of reducing the number of required parking spaces in this Application if screening could be provided for the dumpster at the site.

Mr. Gillespie indicated that pursuant to Town Regulations, additional landscaping is not required at the site.

Vice Chairman Harley inquired and the Applicant indicated that the refuse contractor has had no

problems with accessing the dumpster.

Commissioner Homicki inquired and the Applicant indicated that six (6) tenants currently occupy the first level of the building. The Applicant noted that even with the 2,500 square feet of available space to lease on the first level, there would be ample parking should that space be occupied.

Commissioner Homicki inquired and the Applicant concurred that ample parking would exist if all space in the building was leased.

Chairman Roberts mentioned that the Application could be approved as is or allow 2 spaces to be eliminated pursuant to Section 6.2.D.1.

Four (4) Commissioners felt that Application could be approved as is.

The Applicant indicated that he would like all parking to be delineated (striped) as required.

Commissioner Munroe inquired of the number of reserved spots currently at the building, and the Applicant explained that six or seven (6 or 7) of the one hundred and five (105) parking spaces are reserved for a couple of the Applicant's long standing tenants.

Commissioner Oickle inquired and the Applicant indicated that more people are looking to lease space, but the requested terms are shorter due to the economy.

Mr. Gillespie noted that a condition for an approval be that the plans modified to reflect parking requirements for both uses.

The Applicant indicated that all required striping would be done by June 15, 2011.

Motion: Vice Chairman Harley made a motion to approve **APPLICATION NO. 1733-11-Z: Gabriel D'Amica** Seeking Site Plan and Design Review for a change of use in accordance with Section 5.2.D of the Wethersfield Zoning Regulations from office to retail and medical office for the lower level of 912 Silas Deane Highway, with the following conditions:

1. The plans must be modified to reflect parking requirements for both uses;
2. Line striping for parking is to be completed by June 15, 2011

Second: Commissioner Oickle seconded the motion.

Aye: Roberts, Harley, Hammer, Oickle, Homicki, Hughes, Dean, Fazzina

Nay: Munroe;

Vote: 8 – 1;

Application Approved, with conditions.

4. OTHER BUSINESS:

4.1 A discussion regarding **APPLICATION NO. 1636-09-Z/295 Ridge Road** – Request for an extension.

Motion: Commissioner Oickle made a motion to approve a twelve (12) month extension of time from the May 2011 deadline for commencement of construction, as noted in Section 10.1.D.5.B. of the Wethersfield Zoning Regulations for **APPLICATION NO. 1636-09-Z: 295 Ridge Road**.

Second: Commissioner Homicki seconded the motion.

Aye: Roberts, Harley, Hammer, Munroe, Oickle, Homicki, Hughes, Dean, Fazzina
Nay: None;

Vote: 9 – 0;

Request for extension of deadline Approved.

5. MINUTES - Minutes from the March 15, 2011 Meeting.

Commissioner Oickle suggested that a correction to the March 15, 2011 Meeting Minutes be made on in the last paragraph on page 4, and Chairman Roberts indicated that the language should read as: “Vice Chairman Harley noted that the trailer is ten (10) feet longer than what is allowed by Town Regulations.”

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

Second: Commissioner Homicki seconded the motion.

Aye: Roberts, Harley, Munroe, Oickle, Homicki, Dean, Fazzina
Nay: None;

Vote: 7 – 0;

Commissioner Hammer and Commissioner Hughes did not participate in the vote, as they were not present for the Planning & Zoning Commission Meeting of March 15, 2011.

Minutes approved as corrected.

6. STAFF REPORTS:

There were no reports made by Staff.

7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING:

There were no public comments made at this meeting relative to 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:

There are no pending applications to be heard at future meetings.

10. ADJOURNMENT:

Motion to adjourn at 7:42 PM – by Commissioner Homicki.

Seconded – by Commissioner Oickle.

Aye: Roberts, Harley, Hammer, Munroe, Oickle, Homicki, Hughes, Dean, Fazzina

Nay: None;

Vote: 9 – 0;

Meeting adjourned.

Respectfully submitted,

Ellen Goslicki, Recording Secretary