

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

August 16, 2011

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, August 2, 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 Harley called the meeting to order at 7:04 p.m.

1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum):

Clerk Roberts called the roll as follows:

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

Also present: Peter Gillespie, Town Planner/Economic Development Manager;
Denise Bradley, Assistant Planner;
Jeff Bridges, Town Manager;
Stathis Manousos, Town Councilor

Chairman Harley noted that there were 9 full members and 2 alternate members in attendance at the time of roll call. All members present to participate.

Members of the Public were present.

2. OLD BUSINESS:

There was no old business discussed at this meeting.

3. NEW BUSINESS:

3.1 PUBLIC HEARING APPLICATION NO. 1737-11-Z: Don Hammerberg Associates Seeking a Special Permit in accordance with Section 5.7 of the Wethersfield Zoning Regulations for a General Repairer's License, in accordance with Section 5.2 of the Wethersfield Zoning Regulations for automobile sales in accordance with Section 5.6 of the Wethersfield Zoning Regulations to construct an

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addition at 450 Silas Deane Hwy. (Continued From Aug. 2 Meeting)

Mark Fey, along with Todd Lamore of Lamore's Service Station, appeared before the Commission on behalf of the Applicant.

Mr. Fey recapped the presentation he made during the August 2, 2011 meeting of the Planning & Zoning Commission regarding this Application. He noted the Plans reflect that six (6) additional feet will be added to the face of the current structure's south side. There is a free standing sign noted on the Plans, but signage submissions are not included in this Application.

Mr. Fey referred to the comments submitted by Michael Turner, Director of Public Works/Town Engineer, dated August 15, 2011.

Mr. Fey responded to Mr. Turner's comment #1 by noting that vehicles not kept within the fenced in area will be stored at the adjacent property known as 462-464 Silas Deane Highway and pursuant to a one (1) year agreement with Mr. Roche. Said agreement was submitted during this meeting to Mr. Gillespie.

Mr. Fey responded to Mr. Turner's comment #2 and indicated that storage of the tow trucks would occur in the three (3) garage bays after service hours.

Mr. Fey responded to Mr. Turner's comment #3 and indicated that all site improvements will be completed (a) prior to a certificate of occupancy issuance; and (b) by August 1, 2016.

Mr. Fey responded to Mr. Turner's comment #4 by noting that landscaping will be provided to the extent possible in the six percent (6%) unpaved portion of the site, but the waiver requested is still necessary.

Mr. Fey responded to Mr. Turner's comment #5 noting that the Town can certify, prior to issuing a certificate of occupancy, that the one (1) catch basin where the vehicles are to be stored is cleaned and is functioning.

Additionally, Mr. Fey indicated if further additions/modifications are mentioned by Mr. Gillespie, they could be added to the Plans. He offered that a caveat to certificate of occupancy issuance be made as a condition for an approval of this Application, as evidence relative to the non-existent easement with CL&P is forthcoming in the next three to four (3-4) weeks.

Chairman Harley submitted the August 15, 2011 Memo from Michael Turner, Director of Public Works/Town Engineer to Peter Gillespie as part of the record.

Commissioner Munroe inquired and Mr. Fey indicated that the one (1) year agreement made with the neighboring tenant for overflow vehicle parking can be made for a two (2) year term if the Commission so desires. There is a fee associated with the agreement.

Mr. Fey submitted, for the record, a document entitled "Comments – Todd Lamore" with 3 attachments. The documents describe Lamore Enterprises. A legal name for the business at the proposed site has not yet been determined, and the site would accommodate a 24-hour towing and road service business to include after hours calls and response. The build out is anticipated to be completed by Spring 2012. The proposed site would alleviate overcrowding associated with staff and vehicles at 475 Silas Deane Highway.

Clerk Roberts asked for clarification regarding the number of vehicles stored at the site, as well as vehicle storage adjacent to the site.

Mr. Fey indicated three (3) large wreckers would be parked indoors and several smaller wreckers have been parking at 462-464 Silas Deane Highway.

Mr. Todd Lamore indicated as many as forty eight (48) vehicles have been parked behind the gate at 450 Silas Deane Highway and requested the Commission to consider allowing as many as possible.

Commissioner Hughes suggested that the fenced in area be designated as storage.

Mr. Fey indicated the Site Plan could be reissued labeling the fenced in area “storage” rather than having designated parking spaces.

Commissioner Homicki inquired and Mr. Lamore indicated the title owner of 475 Silas Deane Highway is the same as 450 Silas Deane Highway. Mr. Lamore also noted that the name of the business at the 450 address has not yet been determined but will be under the same corporate entity. He mentioned there will be no tenants/leases at the site.

Commissioner Oickle inquired about re-paving at the site, and Mr. Gillespie indicated that according to the Site Plans, the handicapped area where the existing retaining wall is to be demolished, as well as the vehicle storage area, will be repaved.

Commissioner Oickle inquired and Mr. Gillespie noted that the new notification provides adequacy of legal notice regarding the proposed site.

Commissioner Oickle inquired and Mr. Gillespie indicated that the comments suggested by the Fire Marshal regarding debris, destroyed vehicles, fire code requirements conformity and storage of hazardous materials should be made conditions of an approval for this Application.

Commissioner Oickle inquired and Mr. Gillespie indicated that site plan improvements should be reviewed/clarified and made conditions of an approval for this Application.

Mr. Gillespie indicated the Plans reflect that the storage area will be paved, striped and a new gate installed. He noted the construction of an addition between sixty to seventy-five (60-75) feet and that the existing retaining wall will be demolished with a new retaining wall constructed in its place in proximity to the existing wall. He noted the Plans show a dumpster, gate, fencing (chain link with PVC slats for screening), and three (3) parking spaces (one of which is for handicapped parking). He mentioned that lighting is proposed on the outside of the building, and there will be a handicapped accessible front entrance. Various façade improvements [two (2) windows] are also shown on the Plans.

Commissioner Oickle inquired and Mr. Gillespie noted that the Town Engineer suggested documentation be obtained from the Applicant noting the drainage system is functioning and that it has been cleaned out to Staff satisfaction.

Mr. Gillespie noted that the Plans do not reflect, and a condition should be made in an approval of this Application, that wreckers can be parked on the neighboring site.

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

Vice Chairman Hammer inquired to what extent the intensity of vehicles at the existing site (475 Silas Deane Highway) would be lessened by the proposed Application.

Mr. Fey noted that the three large wreckers will be placed under cover (garaged), and that the twelve (12) employees who currently park at 475 Silas Deane Highway would park at the proposed site. Mr. Lamore indicated that having six (6) bays at the proposed site would allow the cars to get serviced faster which will in turn free up the gas station area (475 Silas Deane Highway).

Chairman Harley asked the Applicant to speak to landscaping opportunities outside the fence, as proposed.

Mr. Fey noted that there is sixty-four (64) square feet around the free standing sign that will be proposed at the north side of the property near the street that would be landscaped and that any additional areas will be identified in the Façade Improvement Program Application.

Commissioner Margiotta inquired and Mr. Fey indicated there will be no public outside sales/displays of vehicles at the site.

Motion: Commissioner Hughes made a motion to close **PUBLIC HEARING APPLICATION NO. 1737-11-Z: Don Hammerberg Associates** Seeking a Special Permit in accordance with Section 5.7 of the Wethersfield Zoning Regulations for a General Repairer's License, in accordance with Section 5.2 of the Wethersfield Zoning Regulations for automobile sales in accordance with Section 5.6 of the Wethersfield Zoning Regulations to construct an addition at 450 Silas Deane Hwy. (Continued From Aug. 2 Meeting)

Second: Clerk Roberts seconded the motion.

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

Vote: 11 – 0;

Public Hearing was Closed.

DISCUSSION:

A discussion occurred among the Commissioners in framing the language for the following Motion.

Motion: Clerk Roberts made a motion to approve, **PUBLIC HEARING APPLICATION NO. 1737-11-Z: Don Hammerberg Associates** Seeking a Special Permit in accordance with Section 5.7 of the Wethersfield Zoning Regulations for a General Repairer's License, in accordance with Section 5.2 of the Wethersfield Zoning Regulations for automobile sales in accordance with Section 5.6 of the Wethersfield Zoning Regulations to construct an addition at 450 Silas Deane Hwy. (Continued From Aug. 2 Meeting), with the following conditions:

1. The Site Plan be revised to eliminate the demarcation of parking spaces within the fenced in area and have the fenced in area marked as “storage space”;
2. The operations on the site shall be conducted as described in the public hearing and in the Memorandum distributed by Todd Lamore at this meeting;
3. The Site Plan be amended to show all site improvements as enumerated by the Town Planner to be completed prior to the issuance of a permanent certificate of occupancy;
4. Landscaping Requirements for the Site are waived to the limits shown on the Plan with the condition the Applicant attempt to provide additional landscaping wherever possible, either in conjunction with the Façade Improvement Program or separately;
5. The Applicant is to provide a report of the inspection of the storm drainage system certifying that it is clean and functioning;
6. The Dealer’s License portion of the Application is approved with the understanding that it is specifically to allow the owner to participate in the auction process and that there will be no vehicle sales to the public on site;
7. The driveway is to be re-paved;
8. Debris and destroyed vehicles found to the rear of the site shall be removed, subject to approval of the Town Fire Marshal;
9. The entire building shall conform to the requirements of the Connecticut Fire Safety Code and the Connecticut Fire Prevention Code, subject to approval of the Town Fire Marshal;
10. Storage of hazardous materials within the building shall meet the requirements of the Combustible and Flammable liquids code, subject to the Town Fire Marshal;
11. Applicant is to provide evidence regarding existence of a lease agreement to the satisfaction of Town Staff;

12. Storage of vehicles and the delineated/marked non-parking areas must occur within the areas designated;
13. If the one (1) year agreement with the adjacent property owner regarding parking of wreckers at 462-464 Silas Deane Highway should terminate, the Applicant must submit a contingency plan that is subject to approval of Town Staff

Second: Commissioner Hughes seconded the motion.

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

Vote: 11 – 0;

Application approved with conditions.

3.2 PUBLIC HEARING APPLICATION NO. 1743-11-Z: Nirvana Salon Academy Seeking a Special Permit to operate a cosmetology school at 318 Silas Deane Highway.

Mrs. Kathy Colello appeared before the Commission regarding her Application to operate her existing cosmetology school, Nirvana Salon Academy, located at 326 Silas Deane Highway in the new location of 318 Silas Deane Highway. She will be renting from and sharing space with Ms. Rose Marie Nelson at the proposed site, Hair Innovators. The hours of operation are Tuesday and Thursday from 9:00 a.m. to 8:00 p.m.; Wednesday and Friday from 9:00 a.m. to 6:00 p.m.; Saturday from 9:00 a.m. to 3:00 p.m.

Chairman Harley submitted for the record a Memo dated July 26, 2011 from Anthony Dignoti, Fire Marshal to Peter Gillespie as part of the record. The Memo indicates the site is in compliance with fire code. Also submitted for the record is the July 22, 2011 Memo from the CCHD to Denise Bradley indicating that the site is in compliance with CCHD salon ordinance.

Commissioner Margiotta inquired and Mrs. Colello indicated that the salon operation is on one (1) floor and that her cosmetology school has ten (10) students.

Commissioner Homicki inquired and Ms. Nelson indicated that the residence at the site is used as an office.

Commissioner Oickle inquired and Ms. Nelson indicated that no Staff increases are anticipated.

Commissioner Oickle made an inquiry regarding parking depicted on the Site Plan.

Mrs. Colello indicated that she made an error on the Site Plan document. She noted that there are eight (8) parking spots available at the site and that five parking spots are actually needed for the site.

Mr. Gillespie noted that the building is handicapped accessible.

There were no comments made from the Public regarding this Application.

Motion: Commissioner Hughes made a motion to close **PUBLIC HEARING APPLICATION NO. 1743-11-Z: Nirvana Salon Academy Seeking a Special Permit to operate a cosmetology school at 318 Silas Deane Highway.**

Second: Commissioner Homicki seconded the motion.

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

Nay: None;

Vote: 11 – 0;

Public Hearing was Closed.

Motion: Commissioner Oickle made a motion to approve, **PUBLIC HEARING APPLICATION NO. 1743-11-Z: Nirvana Salon Academy** Seeking a Special Permit to operate a cosmetology school at 318 Silas Deane Highway.

Second: Clerk Roberts seconded the motion.

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

Vote: 11 – 0;

Application approved.

3.3 APPLICATION NO. 1744-11-Z: Prescott Construction Management Seeking Site Plan and Design Review for a change of use from business to restaurant in accordance with Section 5.2 of the Wethersfield Zoning Regulations at 984* Silas Deane Highway.

Mr. Kevin M. West of Prescott Construction Management, 6 Wilcox Street, Suite A, Simsbury, CT, appeared before the Commission as Agent for Harvey Sprung/HESA, LLC, owner of 984 Silas Deane Highway, noting that the Applicant is requesting a change of use from business to restaurant.

*Note: Mr. West indicated the parking chart distributed to the Commission at this meeting, the Sherwin-Williams address is 984 Silas Deane Highway, and the site for the proposed restaurant is accurately noted in the Plans as 982 Silas Deane Highway. Therefore, the Application pertains to 982 Silas Deane Highway.

Mr. West noted that commentary was submitted to Mr. Gillespie regarding the parking layout, there would be a total of sixty-one (61) parking spots [forty-two (42) spaces for table seats, eleven (11) spaces for counter seats, and eight (8) spaces for staff] if the Plan was adopted. Six (6) of the parking spaces would be designated for handicapped parking. The area used in the calculation of parking spaces for the site is from Silas Deane Highway all the way to the back of the site where the power lines go through. The Plan reflects where the Applicant would install signage, striping, bollards, as well as the designated fire lanes approved by the Fire Marshal. A dumpster area in the back will be shielded with fiberglass. Three (3) aerial photos of the site were submitted for the record.

Commissioner Oickle inquired and Mr. West indicated that notification from the Architect on the project as to whether a user ramp or a rescue assistance area is optimal to provide a remoteness of egress near the Mila Fabrics site.

Chairman Harley submitted for the record the August 3, 2011 approval from the Wethersfield Design

Review Committee of Applicant's modification, as submitted, to Application 127-09-DR.

Chairman Harley submitted for the record the August 15, 2011 Memo from Michael J. Turner, Director of Public Works/Town Engineer to Peter Gillespie, Town Planner. Mr. West responded to the fifteen (15) comments as follows: (1) Mr. West agrees with Mr. Turner's interpretations and that Staff monitor parking use; (2) Mr. West agrees to restaurant use of valet parking for the site; (3) Mr. West agrees to Applicant providing an updated site plan once a tenant is chosen at the 990 Silas Deane Highway site; (4) Mr. West indicated that re-paving of the driveway in proximity to 1000 Silas Deane Highway will be completed to the property line and paving in the front portion of the site will be completed (982-990 Silas Deane Highway will be flush to accommodate handicapped accessibility; (5) the building address will be clearly posted; (6) Mr. West indicated that the fire lanes and general circulation patterns have been established in consultation with the Town Engineer and the Fire Marshal and that all pavement markings (including fire lanes, handicapped spaces, directional arrows and signs) will be furnished/installed to support the same; (7) Mr. West mentioned that there will be a dumpster enclosure and its screening will consist of a chain link fence containing fabric woven into said fence slats and agreed that said location will be the sole location of all site dumpsters and grease recovery tanks if so required; (8) Mr. West indicated that relief from the landscaping requirement is requested because the portion of the site where more landscaping would occur is on State property. He noted that pursuit of an easement from the State could be obtained if the Commission so desired; (9) Mr. West noted that deliveries will be made at hours that will not disrupt the dining hours; (10) Mr. West indicated that bollards will be installed as required by CL&P and the gas company; (12) Mr. West indicated that when detailed electrical plans are submitted by the electrician for the project, photo metrics of proposed exterior lighting, both pole and building mounted will be submitted; (13) Mr. West noted that rip wrap could be installed if there are concerns with erosion at the site if the parking lot is required to be expanded to the east; (14) Mr. West will speak with Patio & Hearth owners to depiction on the Plans their patio furniture display in the exterior parking lot; (15) Mr. West indicated that documentation relative to the agreement with CL&P to allow use of their property for parking for this site.

Chairman Harley inquired and Mr. West noted that approximately four feet, six inches (4'6") of green space on the owners side of the site located up to the sidewalk is owned by the State.

Clerk Roberts inquired if Staff or anyone from the Commission had thoughts regarding the traffic ingress from and egress to the Silas Deane Highway.

Chairman Harley inquired and Mr. West indicated that input from the State of Connecticut Department of Transportation will be sought regarding traffic ingress from and egress to the Silas Deane Highway. Mr. West noted that an easement would be needed to re-pave the area, complete curb cuts and install plantings.

Mr. Gillespie suggested that review and approval by the State of Connecticut Department of Transportation regarding the traffic ingress from and egress to the Silas Deane Highway be made a condition of an approval of this Application.

Chairman Oickle inquired and Mr. West indicated that parking space allotment for the sixty-seven hundred (6700) square feet of available lease space has been taken into consideration with this Application's parking assessment.

Vice Chairman Hammer inquired and Mr. West noted that the restaurant operator has thirty-five (35)

years of restaurant experience. The hours of operation would likely be typical of a restaurant (11:30 a.m. – 11:00 p.m.) with a possibility of being open seven (7) days a week. The cuisine is Italian/French, and a liquor license has been applied for. The restaurant will not be a nightclub or bar.

Mr. Gillespie noted that a public hearing will be held for a liquor permit request.

Commissioner Edwards suggested delineation (signage, markings, etc.) of valet/public parking.

Mr. West noted that appropriate lighting will be provided in the parking lot and will be noted on the Plan.

Commissioner Homicki inquired and Mr. West indicated that there are at least eighteen (18) employees.

Commissioner Margiotta inquired and Mr. West indicated that the parking spaces are 9x18 and the angles are made per regulations and using a scale of 1 and 20. Commissioner Margiotta indicated more information is needed on the Plans relative to parking space dimensions and ingress/egress widths and traffic flow.

Chairman Harley inquired and Commissioner Margiotta indicated that approval from Michael Turner, Director of Public Works/Town Engineer regarding depicted site dimensions be made a condition of an approval.

Commissioner Oickle inquired and Mr. West indicated that the CL&P right of way at the site will not be widely used even if the 6700 square feet of unoccupied leased space becomes occupied.

Clerk Roberts indicated that concerns regarding sealed plans would occur subsequent to when State of Connecticut Department of Transportation provides input regarding traffic concerns. He noted that the Commission would like to see actual Plans either at the time the liquor permit is applied for or upon notification from the State of Connecticut Department of Transportation regarding said traffic concerns.

Mr. West noted that he will speak to the State of Connecticut Department of Transportation and then submit a sealed Plan.

Commissioner Hughes inquired of the target of the restaurant build out and what level of a competitor the restaurant build-out would be in relation to a restaurant in the area.

Mr. West responded that from the design of the kitchen and the layout of the space, a crowd that desires a boutique type of restaurant would be attracted and that the proposed restaurant could be considered a notch above national chains with a middle to higher price range and noting that a bar crowd is not targeted for this establishment.

Commissioner Hughes indicated and Mr. West concurred with the notion of parking as critical to the success of the restaurant. Mr. West indicated the restaurant owner wants to give the overall impression that the food and staff expertise provided will ensure customers returning and that having a free valet will let customers know the restaurant is worth returning to, even though there is not headlight, into-the-restaurant parking.

Motion: Clerk Roberts made a motion to approve, **APPLICATION NO. 1744-11-Z: Prescott Construction Management** Seeking Site Plan and Design Review for a change of use from business to restaurant in accordance with Section 5.2 of the Wethersfield Zoning Regulations at 982 Silas Deane Highway, with the following conditions:

1. Compliance with the fifteen (15) comments made in the August 15, 2011 Memorandum from Michael J. Turner, Director of Public Works/Town Engineer to Peter Gillespie, Town Planner, is made to the satisfaction of and/or approval by Town Staff;
2. Upon receipt of commentary by State of Connecticut Department of Transportation, the Applicant is to return to the Commission with any material changes. In event there are no material changes, the Applicant is to return to Town Staff with the actual Site Plan in accordance with Town Regulations;
3. This approval is for the second Site Plan submission by the Applicant;
4. The parking requirement for the site is waived under Section D.6.
5. Any shortfall in the landscaping requirement is waived.

Second: Commissioner Munroe seconded the motion.

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

Vote: 11 – 0;

Application approved with conditions.

DISCUSSION:

Commissioner Homicki noted that the comments made in Mr. Turner’s August 15, 2011 Memorandum regarding lighting and erosion in the parking lot are important and valid in consideration of intensifying a use and generating tax revenue at an underutilized site.

4. OTHER BUSINESS

Motion: Clerk Roberts made a motion to take Agenda item number **4.4 (Chapter 130 C.G.S. 8-124 – Redevelopment Plan – 1000 Silas Deane Highway – Request From Redevelopment Agency For determination of consistency with Plan of Conservation and Development) & Agenda item number 4.5 (Chapter 130 C.G.S. 8-124 – Redevelopment Plan – Berlin Turnpike/Nott Street–Request From Redevelopment Agency for determination of consistency with Plan of Conservation and Development)** out of order for review and discussion by the Commission.

Second: Commissioner Homicki seconded the motion.

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

Vote: 11 – 0;

Agenda item numbers 4.4 and 4.5 were taken out of order for review and discussion by the Commission.

4.4 Chapter 130 C.G.S. 8-124 – Redevelopment Plan – 1000 Silas Deane Highway – Request From Redevelopment Agency For determination of consistency with Plan of Conservation and Development.

Michael Zaleski, Chairman of the Wethersfield Redevelopment Agency, appeared before the Commission. Colleen Sheridan, a member of the Wethersfield Redevelopment Agency also appeared before the Commission.

Mr. Zaleski noted that the site has been vacant for over a decade and that Bartram & Cochran, national real estate consultants, along with the property owner, A.J. Funaro, put together a redevelopment plan dated June 20, 2011, for the site. The Plan incorporated a market analysis, a transportation study, an environmental evaluation, necessary permits, benefits to the public, existing utilities/services, and zoning. The plan suggests that a mixed use retail and residential development is optimal for the site.

Mr. Zaleski indicated that development of this site lends itself to redevelopment of other parcels in proximity to the site. He noted that in the long term, adjoining properties may partake in broadening the scope of the plan proposed. He indicated that the Redevelopment Agency will be meeting with EDIC and then the Housing Authority.

Mr. Zaleski noted that a public hearing regarding the proposed plan is scheduled for August 30, 2011 at 7:00 p.m. He also noted that this project may be a Referendum Question on the November 2011 ballot and that \$2 million dollars is needed to assist with the project.

COMMENTS:

Vice Chairman Hammer inquired if education/infrastructure costs were taken into consideration for the plan proposed.

Mr. Zaleski indicated that families are not anticipated for the proposed apartments.

Commissioner Homicki suggested that the traffic flow from the Silas Deane Highway travel to the rear to the proposed site.

Commissioner Homicki inquired and Mr. Zaleski indicated that the \$2 million dollars necessary to begin the project would be used for property acquisition, demolition and potentially for remediation. There is a build out of between two to three (2-3) years. Condominiums verses apartments may be of consideration.

Commissioner Oickle inquired and Mr. Zaleski noted that the Plan is conceptual and that the Town is open to ideas. Commissioner Oickle indicated concerns with post demolition and remediation and Mr. Zaleski indicated that there is risk in any development project.

Clerk Roberts expressed concerns having a plan with no consumer and Mr. Zaleski indicated that the concept of mixed use is being promoted and that the plan is an example.

Chairman Harley inquired and Mr. Zaleski indicated that \$2 million dollars could be spent with acquisition, demolition and remediation.

Colleen Sheridan noted that developers like approved sites so that projects can move quicker.

Mr. Gillespie noted that if the site was not permitted as mixed use redevelopment, the developer would need to return to the Commission.

Colleen Sheridan indicated that the highest rate of success in developing a site is with the building of apartments.

Commissioner Oickle indicated that the Town assisting with a project is better than the Town buying the land.

Motion: Commissioner Oickle made a motion that the **Chapter 130 C.G.S. 8-124** – Redevelopment Plan – 1000 Silas Deane Highway – Request From Redevelopment Agency For determination of consistency with Plan of Conservation and Development is consistent with the goals and policies of the Town of Wethersfield pertaining to the (1) land use and zoning goal; (2) economic development goal; and (3) housing goal.

Second: Clerk Roberts seconded the motion.

Aye: Harley, Roberts, Munroe, Oickle, Homicki, Hughes, Margiotta, Edwards, Dean, Fazzina;

Nay: None;

Vote: 10 – 0;

Vice Chairman Hammer abstained from the vote.

The Plan is consistent with the Town of Wethersfield’s Plan of Conservation and Development.

4.5 Chapter 130 C.G.S. 8-124 – Redevelopment Plan – Berlin Turnpike/Nott Street – Request From Redevelopment Agency for determination of consistency with Plan of Conservation and Development.

Michael Zaleski, Chairman of the Wethersfield Redevelopment Agency, appeared before the Commission. Colleen Sheridan, a member of the Wethersfield Redevelopment Agency also appeared before the Commission.

Mr. Zaleski noted that the site is blighted and that The Wethersfield Planning and Economic Development Department put together a redevelopment plan dated July 25, 2011, for the site. The Plan allows for the incorporation of four (4) parcels: 1652, 1676-1680, 1698 and 1730 Berlin Turnpike (91 Goff Road would also be included). He noted that a private developer would purchase and demolish the structures and would then redevelop the site. The Town would assist in acquiring the properties. The proposal is for one hundred fifty-two (152) residential units: [60%, one (1) bedroom; 40% two (2) bedrooms] with 7,000 square feet of retail space. There would be two (2) buildings of apartments that are a couple of stories tall. The developer would be looking for Town Assistance to close the financial gap in the project. \$450,000 in tax revenue would be made annually. A public hearing will be held, and \$5 million dollars is being requested from the Town.

Commissioner Margiotta inquired and Mr. Zaleski indicated that the numbers haven’t arrived in terms of how many years it would take to recoup the expenditure for this project.

Commissioner Homicki indicated that financial details are critical in the presentation to the public. He noted a clause be added to any agreement with a developer for The Town to recoup some of the Town’s investment after a determined amount of time has lapsed.

Commissioner Oickle inquired and Mr. Zaleski indicated that the investment is proposed to be phased in.

Commissioner Oickle inquired and Mr. Zaleski noted that the Town would not acquire the properties mentioned for the Plan.

Commissioner Fazzina inquired and Mr. Zaleski indicated that some environmental issues need to be assessed.

Mr. Zaleski noted that a public hearing regarding the proposed plan is scheduled for August 30, 2011 at 7:00 p.m. He also noted that this project may be a Referendum Question on the November 2011 ballot and that \$4 million dollars is needed to assist with the project.

Motion: Commissioner Oickle made a motion that the **Chapter 130 C.G.S. 8-124** – Redevelopment Plan – Berlin Turnpike/Nott Street – Request From Redevelopment Agency For determination of consistency with Plan of Conservation and Development is consistent with the goals and policies of the Town of Wethersfield pertaining to the (1) land use and zoning goal; (2) economic development goal; and (3) housing goal.

Second: Commissioner Homicki seconded the motion.

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

Vote: 10 – 0;

Vice Chairman Hammer abstained from the vote.

The Plan is consistent with the Town of Wethersfield’s Plan of Conservation and Development.

4.1 C.G.S. §8-24 – Request from 32 & 40 Jay Street – agreement to use High School property for vegetable gardens.

Mr. Gillespie noted that he spoke with the two (2) property owners who both wish to continue using the Town property for their vegetable gardens. Mr. Gillespie deferred to Town Council and the Town Attorney to execute the necessary agreements (usage/maintenance) regarding this issue.

Commissioner Oickle indicated said gardening activities should continue.

Vice Chairman Hammer indicated that a condition to an approval should include that the Town can end the agreement at any time in the future if need and use arises.

Commissioner Homicki indicated that the liability issue needs to be addressed and put in writing.

Motion: Clerk Roberts made a motion for a positive referral to Town Council regarding **C.G.S. §8-24** – Request from 32 & 40 Jay Street – agreement to use High School property for vegetable gardens, with the following conditions:

1. The Agreement is terminable at any time by the Town and at any point and time where the Town has the need for the property;
2. The issues of liability are to be addressed.

Second: Commissioner Hughes seconded the motion.

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

Vote: 11 – 0;

Positive Referral made to Town Council with conditions.

4.2 C.G.S. §8-24 - Request to sell 138 Willow Street, Land n/f Wilkus, farm house and barns.

Mr. Gillespie provided some background information relative to this two (2) acre parcel with farmhouse and barn. He noted that a provision of a sale allows for portions of the abutting farm as available for farming.

Motion: Commissioner Homicki made a motion for a positive referral to Town Council regarding **C.G.S. §8-24** - Request to sell 138 Willow Street, Land n/f Wilkus, farm house and barns.

Mr. Gillespie referred to the documentation provided to the Commissioners. The parcel is two (2) acres and contains a farmhouse and barn. The original sale of the entire farm to the Town included an agreement to carve out this parcel for sale separately with the provision that portions of the abutting farm be available to the buyer for farming.

Jeff Bridges, Town Manager, noted that the property would be sold to the highest bidder with rights to farm ten (10) acres of land contiguous to said parcel. The terms would be detailed in the sale document. He also noted that the value of the site will be assessed by Town Council, the Town Manager and the Town Assessor.

Vice Chairman Hammer inquired and Mr. Bridges indicated that pursuant to Town Regulations, money from the sale of the parcel will be deposited into the Wilkus Farm account.

Commissioner Homicki inquired and Mr. Bridges indicated that state statute requires a public hearing and an ordinance hearing. The public hearing is scheduled for Monday, October 3, 2011.

Second: Clerk Roberts seconded the motion.

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

Vote: 10 – 0;

Commissioner Hughes recused himself from this matter.

Positive Referral made to Town Council.

4.3 C.G.S. §8-24 – Request to sell “Savage Park” located adjacent to Corpus Christi Church on the Silas Deane Highway at the intersection of Somerset.

Mr. Gillespie gave a brief background regarding this commercially-zoned, triangular shaped property abutting Corpus Christi Church and referred to correspondence of 2002, as well as 08/23/11 correspondence from Michael Turner.

Commissioner Oickle noted that this request was made back in 2002 and that there were concerns regarding green space preservation for this site.

Commissioner Hughes suggested that the site become a listed parcel to see what transpires.

Commissioner Homicki inquired and Jeff Bridges, Town Manager, indicated that Staff and Public Works mapped areas in Town that are underutilized or not used at all while considering the maintenance of said parcels. Mr. Bridges indicated that the subject area is perhaps a property that the Town may not wish to maintain any longer. He also indicated that the right of way at Belcher Road was never plotted.

Motion: Clerk Roberts made a motion for a positive referral to Town Council regarding **C.G.S. §8-24** – Request to sell “Savage Park” located adjacent to Corpus Christi Church on the Silas Deane Highway at

the intersection of Somerset.

Second: Commissioner Hughes seconded the motion.

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

Vote: 11 – 0;

Positive Referral made to Town Council.

5. MINUTES – August 2, 2011 meeting minutes.

Commissioner Harley noted the following corrections to the Minutes from the August 2, 2011 Planning & Zoning Commission Meeting: Pages 2, 6, 7, 8, 10, 12 & 13, Commissioners Dean and Fazzina should be added to the vote. Page 11, Commissioner Fazzina should be added to the vote.

Motion: Commissioner Hughes made a motion to approve the minutes, as corrected.

Second: Commissioner Roberts seconded the motion.

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

Vote: 10 – 0;

Commissioner Homicki abstained from the vote, as he was not present for the meeting of the Planning & Zoning Commission on August 2, 2011.

Minutes approved as corrected.

6. STAFF REPORTS

Mr. Gillespie noted a copy of the July 2011 Town of Wethersfield Planning and Economic Department Monthly Report was included in the materials provided for this meeting.

Mr. Gillespie indicated the Town of Wethersfield Request for Proposal for Update of Plan of Conservation and Development is out to the public for response by 2:00 p.m. EDT, Friday, September 9, 2011.

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

Mr. Gillespie indicated that Applications regarding signage are forthcoming.

10. ADJOURNMENT

Motion to adjourn at 10:17 PM – by Commissioner Homicki.

Seconded – by Clerk Roberts.

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

Vote: 11 – 0;

Meeting adjourned.

Respectfully submitted,
Ellen Goslicki, Recording Secretary