

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

January 6, 2009

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, January 6, 2009 at 7:00 p.m. in the Wethersfield Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

1. CALL TO ORDER

Chairman Joseph Hammer called the meeting to order at 7:05 p.m.

1.1 Roll Call & Seating of Alternates (5 members required for a quorum)

Member Name	Present	Absent	Excused
Joseph Hammer, Chairman	✓		
Richard Roberts, Vice Chairman	✓		
Philip Knecht, Clerk			✓
Thomas Harley			✓
Robert Jurasin			✓
Frederick Petrelli			✓
Earle Munroe	✓		
George Oickle	✓		
Anthony Homicki	✓		
James Hughes (alternate)	✓		
David Drake (alternate)	✓		
Thomas Dean (alternate)	✓		

Also present: Peter Gillespie, Town Planner
Denise Bradley, Assistant Planner.

Commissioner Hammer noted that there were 5 full members and 3 alternates in attendance at the time of roll call. All members present to participate.

2. OLD BUSINESS

There was no old business.

3.0 NEW BUSINESS

3.1 PUBLIC HEARING APPLICATION NO. 1635-08-Z. John & Shireen Aforismo. Seeking a Special Permit to host special events (Renewal of App. 1587-07-Z) at 185 Broad Street (Silas Robbins House Bed & Breakfast).

John Aforismo, 185 Broad Street, spoke on behalf the application. Mr. Aforismo said he was present to renew the application that was approved October 16, 2007. He said that he did not have answers to all of the questions in 2007 about the special events, and he does not have all of the answers now. He said that the events have been a learning process, and they have followed a set of rules for their event operations.

Mr. Aforismo said the rules were developed by the Aforismos using their best judgment and the 2007 permit requirements. For the renewed permit, the Aforismos are seeking changes included in a revised set of rules, dated September 14, 2008, submitted with the application. He said there a numerous examples of bed and breakfasts around the state that have no restrictions on their

operations, and said some examples locations are Glastonbury, Westbrook, Niantic, Ledyard, and Suffield.

Mr. Aforismo reviewed the current operational rules and the requested changes, including:

- increase from 4 to 8 events per year. Four of the events would be weddings and larger parties with receptions on the grounds with music; and 4 would be “nuptials”, or wedding ceremony only;
- eliminate the limit of one event per month (Mr. Aforismo said they envision up to 2 events per month);
- extend the permit from 1 to 2, 3 or 5 years;
- increase the number of guests allowed from 100 to 125;
- extend the hours for music played outdoors from 8:00 to 10:00 on Friday and Saturday (Mr. Aforismo said this is consistent with other, existing facilities in town, such as the Webb Barn. He also said they are encouraging customers to use unamplified music.);
- parking shall be under the direction of the Wethersfield Police (Mr. Aforismo said this eliminates conflict between their parking requirements and direction they have received from the Wethersfield Police during events. He also said they have successfully used a shuttle service from Keeney Cultural Center.);
- require tent removal as soon as possible, rather than strictly within 48 hours (Mr. Aforismo said sometimes it is necessary to set-up early or dismantle late, due to the availability of the Fire Marshal, tent crews, etc.); and
- elimination of the requirement to notify neighbors of upcoming events (Mr. Aforismo said that they could provide a list to neighbors for the upcoming season).

Mr. Aforismo said that they have also donated the use of their home and grounds for fundraising events such as an open house for the benefit of the Keene Foundation. He said that the 2009 events scheduled so far include: a ceremony and reception for a Wethersfield resident; a Wethersfield Historical Society house tour fundraiser; a ceremony and reception; and one nuptials only event.

Questions from the Commissioners:

Commissioner Drake asked whether the examples given, of bed and breakfasts without operating restrictions, were located in residential areas. Mr. Aforismo said the examples were picked randomly, and some are in residential areas.

Commissioner Oickle asked of Town staff, how were the operating rules determined. That is, were they conditions of approval, self-imposed, etc. Peter Gillespie said that the Aforismos discussed with him how to modify the rules, and he advised them to start with the conditions of approval from 2007, and include suggested language to be as clear as possible what they would like to do.

Commissioner Oickle said that he does not understand why the Applicant would seek lesser restrictions when there is significant opposition from the neighbors, increased cost to the town, and greater impact to the Green, etc. Mr. Aforismo said they want to host more nuptials because they are getting more requests for it, and they are low impact events. He also said that when the Police have told them the music is too loud, they turn it down or stop the music. He also said that the Broad Street Green is part of what makes the Silas Robbins House special, and they would not want to see it destroyed. Parking took place on the Green because the Police directed them to do so. Shireen

Aforismo added that it was a family event during which the Police directed people to park on the Green.

Commissioner Oickle asked if there were other events during which parking or sound level was an issue. Mr. Aforismo said yes, but there was no way to know it was bothering anyone because no one came over to tell them. He said there was an incident where a neighbor walked around on their property videotaping, which he did not feel was right. Commissioner Oickle asked if the noise rules were being enforced at the time. Mr. Aforismo said it was during a family event.

Commissioner Drake asked whether the events should be defined as commercial and non-commercial rather than family and friends, and non-family and friends. Mr. Aforismo said that he originally came up with the family and friends definition through discussions with Mr. Gillespie, but he is open to redefining it.

Commissioner Drake said he wonders whether the size of the facility causes the family and friends definition to cross the line between non-commercial and commercial. He said it is not possible to know whether people in the family are paying them to hold parties there. Since some of the complaints are about family and friends events, he wonders if that should be taken into account when evaluating commercial events. Mr. Aforismo said that they propose limits to the number of commercial events, and they are looking into unamplified music.

Chairman Hammer said that the biggest issues seem to be noise and parking. He said he understands the position of the Police, but Planning and Zoning has different responsibilities, and maybe should not allow parking to be at the direction of the police. Mr. Aforismo said that he can go either way. He just wants to know which way to go with parking.

Commissioner Drake asked for more information about the nuptials, and whether they need the increase for those. Mr. Aforismo said that the increase to 125 was mostly with receptions in mind, but that nuptials can have just as many guests.

Commissioner Dean asked how the previous permit conditions were determined, and if any neighbors were involved. Mr. Aforismo said that the Aforismos developed them through discussion with Peter Gillespie, and no neighbors were involved.

Commissioner Oickle asked what is the cost to the Town for services during commercial events, such as police coverage and no parking sign posting. Peter Gillespie said that he could try to calculate that, but had not done so to date. Mr. Aforismo said that they have twice hired private duty officers for family events at a cost of \$454.60 per event. They were hired to help with traffic.

Commissioner Dean asked if the Aforismos had considered the economic impact to them depending on whether their permit was approved or denied. Mr. Aforismo said that they have not analyzed that. He said that God has been good to them, and many people ask to use their facility, so they just try to let as many people enjoy it as possible. He said that they probably don't do more than break even.

Questions from the public:

Diane Whitney, Attorney from Pullman & Comley, LLC – Ms. Whitney said that she represents

a handful of neighbors, many of which have submitted intervention petitions. She reviewed the neighbors' opposition. She said that the neighbors are very pleased and impressed with what the Aforismos have done to renovate the house, and that a compromise is possible for the special events issues. She said that she met yesterday with Mr. Aforismo and his attorney, but so far they are not in agreement.

Ms. Whitney said that she understands the 2007 approval was accessory to the bed and breakfast. She believes the special events are a banquet use, and not appropriate in a residential area. She said that banquet use is not customary for bed and breakfasts, except for one example in Milford she is aware of on 600 acres.

Commissioner Oickle said he thinks that a banquet refers to something larger, and asked for a definition in the context of the Town's regulations. Ms. Whitney said that she believes banquet to be the term in the Town's regulations that best describes the activity.

Ms. Whitney said that besides the safety and noise issues, they also have the Town tree warden here to describe how the Green is being damaged.

Ms. Whitney said that she represented the neighbors in opposition last year. She believes the activity is not permitted by the Town's regulations, and is inconsistent with the peaceful demeanor of the neighborhood. She said that most of the complaints centered around the events that took place on June 7, 2008 and October 20, 2008.

Ms. Whitney said that during last year's approval process, she did not have a comparable legal case to support the neighbors' opposition. Now she can cite the Yagerman case from 2005, which found that uses cannot be permitted unless it is specifically allowed in the regulations. She said that Town regulation 3.5.1.g.2 is a blanket provision that would allow other uses that are customary specific to that use, but the majority of bed and breakfasts do not allow groups this big. She also said that 5.2.f recognizes certain uses, but the creation of traffic and noise is not consistent with the neighborhood. She also said that the use does not satisfy the Town's special use criteria because it is an unsuitable location, parking is disruptive to the neighborhood, on-street parking is a safety issue, and there is environmental damage.

Ms. Whitney said that the Tree Warden will tell the Commission that parking on the Green is detrimental to the trees. She said parking on the Green is also unsightly, and is a bad precedent to allow such use of a Town park for commercial purposes. She said other residents have parties from time to time, but not 8 per year, and there is precedent in Town because amplified music is not allowed outdoors at restaurants. Ms. Whitney said that 2 police reports from complaints had in them notes from the officers that noise ordinances did not apply because of the special permit. She said that is not true and the officers need to be corrected.

Commissioner Oickle asked Ms. Whitney if the establishment sold liquor during the events. Ms. Whitney said she didn't know.

Commissioner Drake asked about the compromise that the neighbors have offered of allowing only 6 family parties. He asked how that could be enforced and if it meant that people in Town could not have more than 6 cook-outs per year. Ms. Whitney agreed that enforcement would be difficult as there would be no one to find out whether money was paid for the party. Commissioner Drake said

he likes the idea of a compromise, but doesn't see how family events could be restricted.

John Lepper, Wethersfield Tree Warden – Mr. Lepper said he is a certified tree warden and will speak to issues about trees on the Green and the effects of parking. He said the basic facts are that tree roots don't go straight down, they are mostly within 18" – 24" of the surface. He said the root area is usually 2 to 4 times the size of the tree canopy. He said soil compaction decreases the pore space that trees roots need to absorb air, water and nutrients. He said 4 passes by a car can compact the soil as much as 90%, and down to 22" below the surface. Reduced nutrients puts stress on trees, which makes them more susceptible to disease and death. He cited the examples of the former copper beach tree in front of the Keeney Center, and the former sycamore tree in front of the Solomon Wells House.

Commissioner Oickle asked how close the cars were parked to the root zone during the June event about which there were complaints. Mr. Lepper said he did not know.

Commissioner Hughes asked how long Mr. Lepper has been tree warden, and how many hours of training are needed to maintain his certification. Mr. Lepper said he has been Warden for 6 years, and he has thousands of hours of training.

Commissioner Munroe said that people stay at weddings for several hours. By comparison, events like the Cornfest, art shows, etc. go on all day and attract many more people. Especially the vendors at such events – they will arrive early and leave late, and have bigger vehicles. Mr. Lepper said that he does not argue with that. Commissioner Munroe said that it bothers him that no one has complained about the events on the Green damaging trees, but now there is uproar about the weddings.

Commissioner Hughes asked if the Warden had ever recommended to the Town Council that parking on the Green be banned. Mr. Lepper said he had not. Commissioner Hughes asked if the weddings have an effect on the Green, when there are 3 – 4 large, community events per year, each with hundreds of cars. Mr. Lepper said that any parking will have an effect. He said that maintenance used to be done on trees about once every 5 years. Now, it is done about once per year.

Diane Whitney said the neighbors have proposed a compromise. They have no problem with the smaller events, but they do believe larger events should be limited to 60 guests and no more than 6 family and commercial events per year. There times when neighbors said they could not hear their television inside their own home. She said the neighbors believe unamplified music would be lovely.

Peter Leombruni, 200 Broad Street - Mr. Leombruni said that he is a former Commission member trying to look at the situation from a Commissioner's viewpoint. He said there are two areas where he believes there are "creep" issues. One is how much to allow in a residential neighborhood when part of the activity is commercial in nature. The second is allowing more relaxed limits under a renewed permit. He said the residents are concerned about any parking on the Green, but the weddings have brought the issue out into the open. He also said he wants to see the bed and breakfast succeed, but also be respectful of the neighborhood.

Mr. Leombruni said he believes the solution comes down to 2 things. One is no parking on the Green, especially for commercial events. The second is the nuisance issues must be addressed,

including noise, safety and portalets. He said he is willing to discuss the issues with the Aforismos at any time. He also suggested that the difference between commercial and non-commercial should be clarified.

Commissioner Oickle asked if Mr. Leombruni is one of the interveners. Mr. Leombruni said yes. Commissioner Oickle asked if Mr. Leombruni would recommend no commercial events in this case. Mr. Leombruni said no, not at this time. Commissioner Oickle asked if expansion of the activities is more the issue. Mr. Leombruni said yes, and he believes there a compromise can be made.

Grace Hayes, 139 Broad Street – Ms. Hayes said she lives at the corner of Broad and Garden Streets. She said that this is something of a center of activity in the neighborhood, as many people come by jogging, walking and doing other things. She said that she supports the activities at the Silas Robbins House, and believes they are just part of the activity in the neighborhood, including the portalets she can see for 2 months of the year. She said she does have a concern about parking damaging the Green. She concluded by saying that the phrase “the neighbors” does not mean that everyone is against the Silas Deane Robbins House.

Gloria McLean, 38 Midwell Street – Ms. McLean said she has been a resident of Wethersfield for 43 years and cares deeply about the town. She said neighbors all depend on each other and we all have problems. She said dogs bark, and no one complains about them. People park on their own lawns – what about those trees? She said she lives across from a school, where there are buses running, car traffic, and other noise and nuisance. Many people live near the community center and the Solomon Welles house and no one complains about activities there. She said Silas Robbins House is a symbol of recovery in Wethersfield and most people would kill to live in that neighborhood. She can’t imagine how happy noise from an event like a wedding could be bad. Ms. McLean said that she knows many people that support this venture, and will mention one – Billy Logan, resident of Old Wethersfield. She said that there were many volunteers that helped make the house tour fundraiser a success, and they all support this venture. She said she saw an article in the Hartford Courant recently about how Old Saybrook is trying to attract shops, restaurants, celebrations, etc. The First Selectman was quoted in the article as saying “A town that stays stagnant is a town in trouble.” She said let’s not drive them out.

Tom Landers, 205 Broad Street – Mr. Landers distributed copies of a letter to the Commission members. He said that he supports the Silas Robbins House as a bed and Breakfast, but believes the outdoor commercial events are too noisy. He said that he purchased a decibel meter and recorded readings of between 76 and 92 between 8:15 and 9:30 during the June 7, 2008 wedding. He said the acceptable limit allowed by the Town is 52 decibels. Mr. Landers said he called the Police, and they recorded 72 decibels with their own meter when they arrived. He said he could not hear his own TV inside his house. Mr. Landers said amplified music must stay inside like it is required elsewhere in town and unamplified music outdoors is OK with him.

Chairman Hammer asked if there were other events besides the two he mentioned when the music was too loud. Mr. Landers said they are the only two he is aware of, but he was not at home for all of them.

Commissioner Oickle asked Mr. Landers if he was the one that called the Police on June 7th. Mr. Landers said yes. He said that he asked that the music be turned down, but the Police did not follow-up. Commissioner Oickle said he is concerned that the Police apparently did not enforce the

law.

Greg Respighi, Fox Hill Rd. – Mr. Respighi said he grew up on Robbinswood Drive, where his mother still lives. He said he was at his mother’s house on October 20, 2007, and he thought the music seemed loud. He said the terms family and friends is vague, but the Aforismos have stayed within the spirit of that requirement. He said he feels there is a big difference between commercial and non-commercial activity, and that there should be no parking on Robbinswood during commercial events.

Mark Bryant, 55 Robbinswood Drive – Mr. Bryant said that he lives across the street from the Aforismo’s carriage house, and the neighborhood feels like a commercial zone sometimes with the rental trucks, caterers, etc. that come for events. He said it all gets excessive with staff driving fast because they are late, smokers leaving cigarette butts, and cars parked overnight. He said that the whole Town benefits from the Green being used for T-Ball and parades, but that’s not the case with the Silas Robbins House. Mr. Bryant said that commercial and residential need to be kept separate, and he agrees that there should be no parking on Robbinswood Drive. To answer some questions that came up earlier, he said he has seen Town staff put up the no parking signs, and Mr. Aforismo take them down.

Jerry Hayes, 139 Broad Street – Mr. Hayes said if there is no amplified music allowed, should there also be a ban on events like the Keene Foundation town picnic or the Cornfest? He said that there is probably more damage done to the Green by T-Ball than the wedding events. He said if there are parking restrictions, they should be consistent for all events.

Donna Diana, 132 Clearfield Street – Ms. Diana said it was her daughter’s wedding that apparently generated the most complaints. She said that they did everything they could for the comfort of the neighbors, like sending letters to the neighbors in advance of the wedding. She said that some of neighbors treated the event very rudely. One neighbor mowed his lawn during the ceremony, and others came onto the grounds and videotaped. She said that the senior prom was the same day, so there was a lot of parking on the Green that day not associated with the wedding. She hopes the Commission grants the Aforismos a permit.

Carmen Cid, 192 Broad Street – Ms. Cid said that she was the one that called the police about the October 20th event. She said she could hear the music inside her house, 200 feet away, and assumed it was louder for the neighbors living closer. She said the police were very nice, took a decibel meter reading. She said basically any amplified music would be a violation of the noise limits, so she suggests only unamplified music. Ms. Cid said she is a PhD in plant ecology with 20 years experience, and the Dean of the College of Arts and Sciences at Eastern Connecticut State University. She said that if the Green is to be used for parking, it should be purchased and paved for that purpose. Otherwise, tree roots are killed when they are run-over, and any increase in parking causes an increase in tree destruction. She said Wethersfield has the Tree City USA designation, and the environment is one of the things that draw people to town, so it should be protected.

Holly Landers, 205 Broad Street – Ms. Landers said there are public events that have amplified music like the Keene Foundation picnic, but she would not want those limited. She said she is pleased that unamplified music is being considered, and she thinks the house is a beautiful setting for nuptials. Ms. Landers believes there should be no parking on Robbinswood, so residents there can use the street for their own events. She said that the 8:00 PM limit should stay the same because

there is still noise from overflow conversations, event breakdown, etc. until 10:00 PM. She believes that the overall event number should take the family events into consideration, because the Aforismos do have a lot of them

Jim Schumaker, 15 Raynor Lane – Mr. Schumaker said he lived next door to the Aforismos when they lived in a different house on Broad Street. He is familiar with their family parties and never knew them to be too late or loud. He said the Town seems to have 2 standards for parking and noise: one for the Cornfest and another for weddings. He supports the Aforismos' application.

Janet Leombruni, 200 Broad Street - Ms. Leombruni said she brought a letter from a neighbor that could not attend, Jack McNamara of 182 Broad Street. She said Mr. McNamara wrote that the music was so loud once that he could not have a normal conversation in his house. If the activity is to be approved, it should have noise restrictions, and no parking should be allowed for commercial events. For herself, Ms. Leombruni said she supports what the Aforismos have done because site is on the historic registry. She is concerned for the Green and noise for the neighbors. She prefers that there be no additional parking on the Green as there already damage from T-Ball, which has grown. Ms. Leombruni also said she does not want to see fundraisers like the house tour curtailed. She said that a 5 year permit is too long, and 10:00 is too late for an event ending time.

John Aforismo, 185 Broad Street – Mr. Aforismo said he would like to respond to some of the comments by saying that he still does not have all of the answers. He feels somewhat disappointed because they had portalets on the property for about 4.5 years, and no one complained about them. They now have some bathroom facilities attached to the carriage house, so they don't always need portalets. He said he believes that if events for family and friends are regulated, then the rules must apply to all to be fair. He said the Town does benefit from the house - they donated its use for fundraisers and the whole Town benefits from that.

Chairman Hammer said that in the interest of balancing everyone's concerns, he sees value in further discussion with some or all of the neighbors. He said there seems to be a couple of key areas, such as amplified music and parking. He asked Mr. Aforismo if he would meet with Mr. Leombruni as representative of the interveners. Commissioner Roberts said that he doesn't want to ask Mr. Aforismo to have further discussion; he wants to tell him to do so. Mr. Aforismo said that he is willing to meet, but would like direction from the Commission. Chairman Hammer said that there are a lot of issues to digest, so the Commission probably can't vote tonight. In the mean time, Mr. Aforismo could use the time to try to narrow the areas of disagreement. He said any agreement between the Aforismos and the neighbors is infinitely better than anything the Commission could come up with. During the next 2 weeks, the Commission could have Town staff into the police and public safety issues, and get guidance from the Town attorney on what the Commission needs to do with the interveners. Commissioner Oickle said that he supports the recommendations of Chairman Hammer and Commissioner Roberts.

Peter Leombruni asked for, and received, permission to speak to the Commission. He said that he feels the parties involved are polarized at the moment, but believes they can close the gap and provide something the Commission can tweak and approve. Commissioner Dean said that the testimony has yielded problems for which he encourages further negotiation. Commissioner Hughes said that he recognizes the issues on page 37a, and the need to digest the details and get feedback from Peter Gillespie.

Motion: Commissioner Oickle motioned to continue the hearing until the next meeting.

Second: Commissioner Hughes seconded the motion.

Vote: 8 - 0 - 0

Aye: Hammer, Roberts, Munroe, Oickle, Homicki, Hughes, Drake, Dean

Nay: None

Abs: None

Public hearing continued.

3.2 PUBLIC HEARING APPLICATION NO. 1646-08-Z. O, R&L Construction c/o The LRC Group. Seeking Site Plan and Design Review to modify Application No. 1643-08-Z to construct a 19, 205 s. f. single story medical building and associated improvements at 1025 Silas Deane Highway (Wethersfield Shopping Center).

John Harvey, attorney from Barry, Harvey & Later, PC, spoke on behalf of the application. Mr. Harvey said that the applicant was at the last Commission meeting and received approval with 5 conditions. Since then, the applicant has learned from the State Traffic Commission that the STC will be deciding that they will approve a right turn out only for the "north end driveway". The STC's decision is expected to be issued in 5 – 8 days. He recalled that the Commission said at the last meeting, that if the STC's decision went this way, the Commission wanted the applicant to return with a revised site plan.

Next to speak on behalf of the applicant was Pat Gorman, of LRC Group. Mr. Gorman said that the only change in the site plan is the right turn out only for the north end driveway. He said the change required a slight relocation of 2 catch basins of a few feet. Mr. Gorman said that the revised driveway has been aligned with where the driveway across the street would be if that site is redeveloped. He said that the right turn out only revision was designed to be easily modified in case the driveway is changed in the future to a full-service exit with a traffic signal.

Chairman Hammer asked if the STC has made its certification. Mr. Gorman said that if the site plan modification proposed tonight is approved, the STC will make its decision at its next meeting to require the right turn out only exit. Chairman Hammer noted that the STC is focused only on how the site plan affects the road, and not on the effect its decision may have on the internal design of the site. John Harvey said that the level of service will remain the same.

Peter Gillespie said that one wrinkle is that the Town Engineer has not yet reviewed the modification proposed tonight. Mr. Harvey suggested that the approval be given tonight, but the catch basin changes be subject to the approval of the Town Engineer.

Commissioner Oickle asked if the STC's decision was based on the driveway being too close to another traffic light. Mr. Gorman said that proximity was not an issue in this case.

Chairman Hammer said that the Commission also does not have the approval of the Town Engineer for any effects the revised driveway may have on the interior design of the site. Peter Gillespie said that Commissioner Jurasin had expressed concern at the last meeting about the effects such a change

would have on the interior traffic flow. For example, are there sufficient crosswalks from the storefronts to the parking lot given the increased traffic across the shopping center. Mr. Harvey and Mr. Gorman both said that they would have no problem working with the Town Engineer to make changes to his satisfaction.

Motion: Commissioner Oickle motioned to approve the application as depicted in the site plan dated December 31, 2008. The conditions of the approval are as follows:

1. The plans shall be reviewed and approved by the Town Engineer.

In all other regards, the conditions of approval for **Application No. 1643-08-Z** still apply.

Second: Commissioner Homicki seconded the motion.

Vote: 8 - 0 - 0

Aye: Hammer, Roberts, Munroe, Oickle, Homicki, Hughes, Drake, Dean

Nay: None

Abs: None

Application approved with one condition.

4. OTHER BUSINESS

5. MINUTES – Minutes of the December 16, 2008 meeting –

Motion: Commissioner Drake motioned to approve the minutes as drafted.

Second: Commissioner Dean seconded the motion.

Vote: 5 - 0 - 0

Aye: Roberts, Munroe, Oickle, Drake, Dean

Nay: None

Abs: None

Note: Commissioners Homicki, Hughes and Hammer did not vote, because they were not present at the last meeting.

Minutes approved as drafted.

6. STAFF REPORTS

There were no staff reports.

7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING

There was no public comment.

8. CORRESPONDENCE

8.1 Sidewalk Need Criteria

8.2 2009 Planning and Zoning Meeting Schedule

8.3 2009 Wethersfield Town Calendar

8.4 December 2008 Monthly Economic Development Report

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS

10. ADJOURNMENT

Motion to adjourn at 9:42 PM – by Commissioner Drake

Seconded – by Commissioner Dean

Vote: 8 - 0 - 0

Aye: Hammer, Roberts, Munroe, Oickle, Homicki, Hughes, Drake, Dean

Nay: None

Abs: None

Respectfully submitted,

Kevin T. Sullivan, Recording Secretary