

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING
June 05, 2007**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Wednesday, June 5, 2007 at 7:00 p.m. in the Wethersfield Police Department Meeting Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

CALL TO ORDER

Chairman Hammer called the meeting to order at 7:02 p.m.

ROLL CALL & SEATING OF ALTERNATES

Clerk Knecht called roll as follows:

Member Name	Present	Absent	Excused
Joseph Hammer, Chairman	X		
Margaret Wagner, Vice Chair	X		
Philip Knecht, Clerk	X		
Thomas Harley	X		
Robert Jurasin	X		
Earle Munroe			X
Dorcas McHugh	X		
Richard Roberts	X		
Frederick Petrelli			X
James Hughes	X		
Anthony Homicki			X
George Oickle	X		

Also present:

- Peter Gillespie, Town Planner
- Denise Bradley, Assistant Planner.

Chairman Hammer stated that there were 2 full members not in attendance at the time of roll call. He requested the services of alternate members Commissioner Jim Hughes and Commissioner George Oickle to serve as full members.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Chairman Hammer explained the ground rules regarding Public Hearings to the audience.

3.1 PUBLIC HEARING APPLICATION NO. 1575-07-Z. Peter Mace Seeking a Special Permit in accordance with Section 3.5.2 of the Wethersfield Zoning Regulations to conduct a home occupation (prosthetics and orthotics) in a residential zone located at 365 Maple Street.

Eric Hard, 110 Bridgewater Drive, Avon, Attorney for Peter Mace owner of 365 Maple Street, currently resides at 283 Hartford Ave.

Mr. Hard stated that due to a couple of features of the application there was a need to have a public hearing. Mr. Hard noted that there will be a much lighter use than the dentist that previously occupied the space. There will be some visitors to the premises, which is one of the reasons for the public hearing. Mr. Hard and Mr. Mace provided the Commission with a handout which showed the types of tools and equipment that are used in the orthotics business. Mr. Hard stated that these types of tools would not create a nuisance and there would be no reason for neighbors complain from the use of the tools.

Chairman Hammer asked the applicant to briefly describe how the property will function in terms of having the orthotics business in there.

Mr. Mace stated that there will be a part-time secretary at the office answering phones and doing administrative duties. Mr. Mace noted that he conducts the prosthetics and there is also an orthotics practitioner. Mr. Mace said that generally they go to see clients on the road at skilled nursing facilities, hospitals or at their homes. A busy day at the main office would be three clients. He noted that very rarely would everyone be there at the same time.

Mr. Mace described in detail how the prosthetic process works.

Chairman Hammer asked Mr. Mace what the hours of operation would be. Mr. Mace stated that the secretary comes in at 8:30 am and leaves at 3:00 pm, one day she leaves at 12:00 pm. He noted that they take appointments up until 5:00 pm. The business would be open Monday through Friday.

Mr. Mace said that he and his wife will be residing in the residence upstairs.

Clerk Knecht asked if people would be coming to the house to be fitted. Mr. Mace stated that yes he would. He noted that the home was previously owned by a dentist which lived upstairs and ran his dental practice downstairs.

Mr. Mace stated that 70-80% of his patients are 50 years and older.

Commissioner Oickle asked if there would be any site improvements to the property. Mr. Mace said that everything appears reasonable and he intends to keep up on the maintenance. He noted that he has great interest in improving the appearance of the property.

Commissioner Oickle asked the applicant how he is handling the property line adjustments. Mr. Hard stated that next door is a cerebral palsy housing complex and is run by a charter organization that basically runs the complex. Mr. Hard said that they are waiting to see what happens with that side, but all indications look positive.

Commissioner Oickle asked if the rooms will be used as labs. Mr. Mace said that there were 5-6 rooms, but he will only be using 1 or 2. A 3rd room could be used as specialty use.

Commissioner Jurasin asked about the letter that was received to the Planning Office on May 18, 2007. Mr. Gillespie stated that he asked the applicant to go through the all of the criteria from Section 3.5.2 (Home Occupation Regulations) to see if they comply with everything. The letter that was received to the Planning office on May 18, 2007 was the applicant's responses to the Regulations. Mr. Gillespie stated that the responses to the regulations could be attached as conditions.

Mr. Gillespie stated that the historical ZBA approvals show that they were allowed to have no more than two employees other than the person residing on the premises back in the 1968 approval. Commissioner Jurasin asked if there was merit to understanding the conditions. Mr. Gillespie stated that there were three approvals Application 2113-

63, without conditions. Application 2962-68 allowed them to have an addition under the stipulation that there be no more than two employees other than the person residing on the premises. Application 4348-82 was for a sign that shall not exceed 5 square feet.

Mr. Hard corrected based on the testimony this evening, there is a partner in the business and a secretary. Commissioner Jurasin asked how many parking spaces there were. Mr. Mace stated that there were 10-12 spaces. Mr. Hard also responded that there was no parking problem. Commissioner Jurasin asked how Mr. Mace will get his supplies if he will not have a commercial vehicle. Mr. Hard said that the supplies would be delivered by a UPS delivery truck.

Mr. Hard submitted a copy of the deed to the Commission.

Mr. Gillespie stated that in the file there was a correspondence dated May 23, 2007 from Rebecca Drew, Environmental Health Inspector, regarding this application and they do not have a comment. Also in the file there is a staff memo dated May 21, 2007 which they have reviewed and there is no correspondence from neighbors or interested public, copies from the 1963, 1968 and 1982 ZBA actions, certificates of mailing. The Public notice was mailed to the abutters as required by the regulations. The notice of the public hearing appeared in the Hartford Courant on May 25, 2007 and June 1, 2007. The Commission also received a floor plan that documents the square footage and a survey of the property showing the existing conditions. Mr. Gillespie suggested that the parking spaces be upgraded if necessary if determined by the Building Commission.

Chairman Hammer asked if there was anyone in the audience that wished to speak on the public hearing. There was no one in the audience that wished to speak.

Commissioner Oickle commented that this is a less intense use than the dentist had in the past. He views this as a positive use.

Vice Chair Wagner asked the applicant if he had an example of what the sign will look like. Mr. Mace stated that he does not have an example of the sign at this time. Mr. Hard passed around a picture of the sign that the dentist had on the premises. Mr. Mace stated that he will like to do something very professional and tasteful looking.

Commissioner Jurasin commented that he agrees with Commissioner Oickle on the fact that this is a less intense use. He said that there are some items that Mr. Gillespie mentioned that still need to be looked at. Commissioner Jurasin was curious as to why there was not a memo from the Town Engineer. Mr. Gillespie stated that he forwarded the application to the Town Engineer and requested comments and did not receive any.

Commissioner Jim Hughes made a motion to close the public hearing.

Clerk Phil Knecht seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Wagner, Roberts, McHugh, Jurasin, Harley, Knecht, Oickle, Hughes

Nay: None

Abst: None

Commissioner Robert Jurasin made a motion to approve **APPLICATION NO. 1575-07-Z** with items and responses that were written by the applicant, which was received to the Town Planning Division on May 18, 2007, as conditions. The applicant shall also retain the employment level of no more than two plus the resident of the home.

Commissioner George Oickle seconded the motion with the condition that the applicant ensure that the pavement markings and any type of signage as per the plan is installed.

Commissioner Jurasin agreed with the seconded motion.

The members voted as follows (9-0-0)

Aye: Hammer, Wagner, Roberts, McHugh, Jurasin, Harley, Knecht, Oickle, Hughes

Nay: None

Abst: None

THE APPLICATION WAS APPROVED.

3.2 PUBLIC HEARING APPLICATION NO. 1574-07-Z. Town of Wethersfield Seeking a Zoning Text Amendment to allow for the creation of rear lots.

Peter Gillespie, Town Planner presenting a proposed series of amendments to Section 3.9 of Regulations regarding rear lots (a.k.a. flag lots).

Rear lots have been discussed on three different occasions, September 2005. October 2005 and March 2006.

Mr. Gillespie stated that the Commission was given a memo dated September 1, 2006 which attempts to summarize the research that was performed on the rear lots. Mr. Gillespie said that in summary at the present time the Commission does not permit the creation of rear lots in the zoning regulations. He noted that as far as he can remember the Commission has not specifically that type of development. Mr. Gillespie said that there are rear lots in town; they were created through the Zoning Board of Appeals by variance processes as an exception to the rule.

Mr. Gillespie said that they have looked at a number of the town's adjoining neighbors and how they deal with the issues of rear lots. The towns of Rocky Hill, Newington, Glastonbury, Cromwell, and Middletown permit rear lots in a number of different ways. The Commission has received a matrix that attempts to categorize and explain how differently each of those towns regulates the issue of rear lots in their packet. Mr. Gillespie said that they have come up with a proposal regarding rear lots.

Mr. Gillespie read the proposed language in Section 3.9 Rear Lots, to the Commission, a copy of which was given to them in their packet.

Mr. Gillespie had aerial photos from the town GIS system that shows the rear lots that exist in the Town of Wethersfield. He presented the photos to the Commission to look at.

Mr. Gillespie noted that in the file there is correspondence both pro and con regarding rear lots. Mr. Gillespie handed the correspondence to Chairman Hammer.

Mr. Gillespie said that the notice to the Public Hearing was advertised in the Hartford Courant on May 25, 2007 and June 1, 2007. The proposal was distributed to the Building Official, Fire Marshall, Health Department, Administrative Department and Wetlands Official. Referred proposal to Capitol Regional Council of Governments and they responded without comment. Mr. Gillespie said that they also sent the proposal to the Towns of Rocky Hill, Newington, Glastonbury and Hartford for their information and did not receive any comments.

Chairman Hammer stated that there were two (2) letters from Carol Mudugno and a letter dated June 4, 2007 from Paul A. Hallisey, showing support for rear lots. Chairman Hammer said that there was also a memo dated September 1, 2006 from the Fire Marshall, Gary Santoro to Denise Bradley that was opposition to rear lots. Chairman Hammer read the memo to the Commission. After reading the memo, Chairman Hammer asked if there has been any further comment from the Fire Marshall since the September 1, 2006 memo. Mr. Gillespie stated that they did forward notice regarding the public hearing this evening and Denise Bradley has spoken to the Fire Marshall on at least two (2) different occasions asking for further comment and/or input pro or con and he did not submit anything for the record. Chairman Hammer asked if the Fire Marshall has looked at the specifics of the regulations as Mr. Gillespie has

proposed this evening. Ms. Bradley stated that he was given the regulations.

Mr. Gillespie said that there are ways to address some of the Fire Marshall's concerns. He also said not to be contrary of the Fire Marshall's decision, we are not a unique, all of our abutting neighbors allow rear lots and seem to have ability to access and attack emergency situations on those lots. Mr. Gillespie feels quite confident that our emergency services could do the same.

Chairman Hammer asked if the minimum lot area frontage buildable square numbers already include the 50% premium. Mr. Gillespie said that they do. He noted that they should be clarified. The first two (2) numbers are inclusive of the rear lot as well as the front lot. The minimum lot frontage as well. Mr. Gillespie said that an extra line could be added that the minimum lot frontage for a rear lot only is 25ft.

Commissioner Hughes asked if there was any statistical data attached to the Fire Marshalls' memo dated September 1, 2006 supporting his position or was that just his opinion. Mr. Gillespie said that there was not anything attached to his memo.

Mr. Gillespie showed the Commission an illustrative drawing that would be included in the regulations that illustrates what a rear lot theoretically should be.

Commissioner Oickle asked if there were any changes from March 2007. Mr. Gillespie said that there were not any changes; the language has been static since that time. Commissioner Oickle asked if there are any towns that have rejected rear lots. Mr. Gillespie said that in the Summer of 1992, 9 out of 29 of CROG's towns prohibit rear lots. Commissioner Oickle asked Mr. Gillespie to clarify what he stated about MDC. Mr. Gillespie read the proposed language in Section 3.9, #10.

Clerk Knecht asked if there was any negative history of the 10 rear lots that are shown in the aerial photos that Mr. Gillespie handed out. Mr. Gillespie said that he heard one story about the negativity of rear lots.

Vice Chair Wagner asked Mr. Gillespie to clarify the table. Mr. Gillespie stated that he would make the following changes:

- Minimum lot area (square feet) [rear lot and front lot]
- Minimum lot frontage (feet) [rear lot and front lot]
- Add the line, Minimum lot frontage (rear lot only) - 25
- Add the line, Minimum lot area (rear lot only) - based on zone

Chairman Hammer asked if there was anyone in the audience that wished to speak in favor of the rear lots.

John Miller, 1137 Silas Deane Hwy., Close Jensen & Miller, have been a supporter for a number of years. Mr. Miller feels that we are different than some of the other towns. There are a handful of isolated cases in town where rear lots work. In the past the reaction at first was not good, but once the rear lots were in people really liked them. Mr. Miller has some concern that the regulations are too restrictive. Mr. Miller feels that the area of the rear piece should be larger. Mr. Miller feels that Section 3.9, #5 is redundant. He feels that there is too much information in the regulations.

Joe Murphy, 75 Thornbush Rd., has a parcel that qualifies as a rear lot. Mr. Murphy feels that the 50% increase is a very good stipulation. 100% in favor of the rear lots.

Cris Walsh, 14 Marshall's Meadow, Realtor-Coldwell Banker-Wethersfield, in favor of the rear lots. Ms. Walsh understands Fire Marshall's concerns, but she sells a lot of properties and even front lots have problems with shrubs that you can not see house or number. Ms. Walsh sees the rear lots as a positive for the town.

Stacey Hodges, 612 Highland St., thanked the Commission for the time that they spend on the Commission. Ms. Hodges is in favor of the rear lots, she is also a Realtor for Coldwell Banker-Wethersfield. She appreciates the Fire Marshall's concern regarding rear lots, but there have been issues with emergency vehicles not seeing numbers on the

homes. Ms. Hodges said that in terms Zoning and Regulations, if there were regulations in terms with proper signage, it would alleviate the problems.

Carol Modugno, owner of 33 Thornbush Rd., in favor of rear lots. Ms. Modugno stated that the property on 33 Thornbush Rd. frontage does not conform to the rear lot. Ms. Modugno asked what would happen if they took the house down. Chairman Hammer said that is a question she would have to ask Mr. Gillespie. Ms. Modugno said that she does not see anything in the regulations that address that particular situation. Mr. Gillespie said that he will look at the plan, he can not give an answer tonight.

Paul Hallisey, Civil Engineer from Rocky Hill, would like to see the rear lots adopted. Mr. Hallisey feels that the regulations seem restrictive.

Chairman Hammer asked if anyone in the audience was opposed to the application.

Peter Leombruni, 200 Broad Street, asked why the Commission is going back to this? Mr. Leombruni recalled two (2) situations that were very awkward conditions of rear lots, Two Rod Hwy and Collier Rd. when he was on the Commission. Mr. Leombruni said that we are a very mature town next to Hartford and in the past chose not to allow rear lots to disrupt the density. Mr. Leombruni wants the Commission to stick with the regulations the way they are.

Lee Kuckro, 471 Main St., property would fall into the rear lots. If his predecessor had done a rear lot before all of the regulations, his wife and himself would never purchased the property. Mr. Kuckro said that it would change the way the neighborhood is and it would affect the entire Town of Wethersfield. Mr. Kuckro asked the Commission to turn down the application.

Janet Leombruni, 200 Broad Street, doesn't feel that the Commission should be revisiting this issue.

Stacey Hodges, 612 Highland St, asked if the rear lots in Old Wethersfield would have to go before the Historic District. Chairman Hammer said that the construction of a new house would have to go before HDC. Ms. Hodges said that regardless of the decision the Commission makes this evening, Old Wethersfield residents would have to go to the Historic District Commission. Ms. Hodges feels that the Historic District is a mechanism in keeping issues that the people have with Old Wethersfield to a minimum.

Janet Leombruni, 200 Broad St., told the Commission to be careful that things are not decided on by staff only.

Chairman Hammer asked that Peter Gillespie directly inquire with the Police and Fire Departments if there have been specific issues with a rear lot or a conventional lot with a long driveway, where they have had problems accessing the properties. Chairman Hammer would like Peter Gillespie to also find out how many times the ZBA has granted a variance for a rear lot. Mr. Gillespie said that he could find out that information. Chairman Hammer would like to get the Fire Marshall to give any additional specific thoughts in terms of signage, etc that might go towards addressing his concern.

Mr. Gillespie stated that Section 3.9 #5, the intent was not to have numerous access strips side-by-side that looks awful. He said that if the Commission doesn't think that the language accomplishes that, then it will need to be clarified in some way.

Vice Chair Wagner asked how many of the 30 possible lots that have rear lots, meet the requirements. Mr. Gillespie said that if they stick with bulk requirements he can get a better answer. Vice Chair Wagner said that if they find out how many of the 30 available lots meet the requirements, then the Commission will know if the regulations are too restrictive

Chairman Hammer asked Mr. Gillespie to look at the lots in Old Wethersfield. Mr. Gillespie said that he could find out how many lots are in Old Wethersfield

Commissioner McHugh stated the Cedarwood plan off of Blueberry Hill is a good plan. She feels that the site plan is key. A good site plan that that is very clear and joins in with the neighborhood is fine. Commissioner McHugh stated

that in the past there were two (2) rear lots applied for, one (1) was accepted and one (1) was denied. She would like to know if under these regulations would the second rear lot qualify. Mr. Gillespie said that he will look into it.

Commissioner Roberts feels that the abominations that were spoke of this evening were in one case a loophole in the subdivision regulations and in other cases it was variances granted by the ZBA that left the Commission in a corner. Commissioner Roberts stated that the purpose of bringing the subject of rear lots up again is to provide framework within which they could decide whether rear lots are allowed rather than having the ZBA give variances in certain cases. There is a public hearing and the Commission has complete discretion as to what can be permitted or not. Commissioner Roberts feels that having the framework which evaluates rear lots, a public hearing to air it and a site plan required is much better than what they have now. Commissioner Roberts feels that Chairman Hammer is correct, the Fire Marshall should be forced to look at the specific regulations and if he has comments about shrubbery, signage, driveway width that would be helpful.

Commissioner Robert Jurasin made a motion to keep the Public Hearing for **APPLICATION NO. 1574-07-Z** open.

Commissioner Thomas Harley seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Wagner, Roberts, McHugh, Jurasin, Harley, Knecht, Oickle, Hughes

Nay: None

Abst: None

OTHER BUSINESS

4.1 Redevelopment Agency Status Report - Presentation by Agency Chairman Lee Kuckro

Lee Kuckro, Redevelopment Agency. The Redevelopment Agency consists of the following members: Dan Camilliere, Joe Soja, Paul Thompson, Mike Zaleski, Ex-Officio, Mayor Andy Adil, Town Manager, Bonnie Therrien, EDIC Liaison, Betty Rosania.

Redevelopment Agency started meeting in October 2006. The Agency has written a mission statement that talks about redevelopment in general the philosophy is to let the market do it. The Agency is zeroing in on some sites; there are currently no plans for redevelopment until they have the tools necessary to move to the next level. The Agency is tentatively planning on asking the Council to have a referendum to approve money to be used for a number of site acquisitions. Mr. Kuckro stated that generally the money that the redevelopment agencies put out to acquire property and they are successful at what they do, the money comes back to the town.

Mr. Kuckro said that it would be nice to have a zoning overlay (sizes of building, design guideline) in place.

Mr. Kuckro stated that they are still working with Bond Counsel in terms of language.

Commissioner Roberts said that he was unclear on what the zoning overlay is. Mr. Gillespie said that attempted joint meeting with Rocky Hill Planning and Zoning, ended abruptly, inherent in that revitalization plan was a series of suggested changes to regulations which would create overlay zone. The detail was never discussed by anyone. Mr. Gillespie feels that this would be an excellent starting point. Mr. Gillespie said that he could get copies to the Commissioners that did not receive them.

Commissioner Jurasin would like a copy of the Fuss and O'Neill report. Commissioner Jurasin and Clerk Knecht think that the Redevelopment Agency is a great idea.

Chairman Hammer said that it would be helpful to have a couple of people work with Peter Gillespie, Lee Kuckro and another member of the Redevelopment Agency on an informal basis to take a look at what is out there. Chairman

Hammer and Commissioner Jurasin are willing to participate.

Chairman Hammer thanked Mr. Kuckro.

4.2 C.G.S. § 8-24 Review - 15 Heather Drive (rear).

Commission had made a negative recommendation at one time on whether the town should purchase some excess property on 15 Heather Drive and now the property owner would like to donate the property to the town at no cost. It has been referred to the Commission because even for the town to accept the property at no cost, the Commission needs to make a recommendation pro or con to the Town Council.

Peter Gillespie showed Chairman Hammer the property on a map that was provided to the Commission. The town already owns the adjoining property. Mr. Gillespie said that the purchase of 15 Heather Drive was denied in the past because it would make 15 Heather Drive substandard to today's zoning requirements therefore creating a non conforming lot.

4.3 C.G.S. § 8-24 Review - Proposed Bus Shelter Policy.

Mr. Gillespie stated that the Regional Planning Agency in partner with CT Transit is proposing a new bus stop shelter policy and program. The intent is to provide funding to municipalities to have bus shelters installed throughout the region. Money would be provided to the towns for the acquisition and installation of the new bus shelters. One caveat is in order to pay for and provide maintenance for the shelters, there will have to be advertising on the shelters. Mr. Gillespie said that there is some confusion as to whether there is an option to participate without the advertising. The Town Council reviewed this last night and has passed it on to the Commission for commentary and thoughts as to whether this is something that the town is willing to participate in.

Commissioner Oickle said that there are a lot of unknowns in the proposal.

Chairman Hammer told Mr. Gillespie that he would find it helpful to know the following:

1. How many shelters do we have in town now and where are they located?
2. Who would have the right to put the shelters in other locations (and where would those locations be)?
3. Do the current zoning regulations allow for advertising on bus shelters since it is not associated with a lot?

Mr. Gillespie said that right now the Commission would have to amend the regulations to allow advertising on the shelters. Commissioner Roberts does not feel that advertising on bus shelters is consistent with the mission of beautifying the Silas Deane Hwy.

Chairman Hammer said that in the draft for Capitol Region Proposal for Bus Stop Shelters it says that the town would be relieved of maintenance obligation. He would like to find out how much the town is paying currently for maintenance. Also, Chairman Hammer would like to know how much money the town would receive for advertising if they chose to do so.

Vice Chair Wagner said that the Commission should vote as to whether advertising on the bus shelters should be allowed or not.

Commissioner McHugh feels that the Commission needs more information and answers to some of the questions. Commissioner Jurasin agreed with Commissioner McHugh. Mr. Gillespie will get the Commission more information on the bus shelters.

MINUTES

5.1 Minutes of the May 15, 2007 meeting.

Commissioner Roberts asked that the motion to add Executive Session be added to the May 15, 2007 Minutes. The following motion was added, as it was accidentally omitted:

Commissioner Richard Roberts made a motion to add an Executive Session to the agenda.

Commissioner Dorcas McHugh seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Wagner, Roberts, McHugh, Jurasin, Harley, Knecht, Oickle, Hughes

Nay: None

Abst: None

Commissioner George Oickle made a motion to approve [The May 15, 2007 meeting Minutes](#).

Vice Chair Peg Wagner seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Wagner, Roberts, McHugh, Knecht, Jurasin, Harley, Hughes, Oickle

Nay: None

Abst: None

The Meeting Minutes of May 15, 2007 were APPROVED.

STAFF REPORTS

Mr. Gillespie attended a public information session at the Community Center regarding the Little League advertising on the outfield fences. Input was received by Little League and residents. Mr. Gillespie will be incorporating that to try to get a hearing held on that.

PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING.

There was no one in the audience that wished to speak at this time.

CORRESPONDENCE

- **8.1** A letter dated May 18, 2007, from the Capitol Region Council of Governments to the Planning and Zoning Commission regarding a report on Zoning Referral POCD-2007-4 by the Town of Glastonbury regarding a revised Plan of Conservation and Development.
- **8.2** A letter dated May 18, 2007, from the Capitol Region Council of Governments to the Planning and Zoning Commission regarding a report on Zoning Referral Z-2007-30 by the Town of Newington regarding a proposed Zoning Text Amendment.
- **8.3** A letter dated May 18, 2007, from Jack Bradley to Ann Grunbeck Monaghan regarding the Main Street Creamery & Café.
- **8.4** A letter dated May 10, 2007, from Brian O'Connor to Joseph Cocivera regarding 1652 Berlin Turnpike (Rana Automaster LLC).
- **8.5** A memo dated May 17, 2007, from Brian O'Connor to Peter Gillespie and the Planning and Zoning

Commission regarding 1652 Berlin Turnpike (Rana Automaster LLC).

- **8.6** A letter dated May 21, 2007, from Peter Gillespie to Rana Automaster LLC regarding the expiration of Application 1453-05-Z.
- **8.7** A memo dated May 16, 2007, from Thomas Coccomo to Peter Gillespie regarding the withdrawal of Applications 1552-07-Z and 1559-07-Z.
- **8.8** A letter dated May 10, 2007, from Jack Bradley to Paul Aparo regarding Lot 4 Progress Drive.
- **8.9** A memo dated May 16, 2007, from Brian O'Connor regarding 1912 Berlin Turnpike.
- **8.10** An invitation from the Capitol Region Council of Governments an informational session entitled *How Can You Make Your Zoning Regulations More Farm Friendly?*

PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS

- **9.1 APPLICATION NO. 1558-07-Z. Vinnie DeFillipo** Seeking Site Plan and Design Review to construct two (2) new structures for office use and associated site improvements at 1912 Berlin Turnpike. (Request for 65-day extension)
- **9.2 PUBLIC HEARING APPLICATION NO. 1570-07-Z. Shield Hotel Management** Seeking a resubdivision for the creation of one (1) new lot at 1324 and 1330 Silas Deane Highway.
- **9.3 PUBLIC HEARING APPLICATION NO. 1571-07-Z. Shield Hotel Management** Seeking a Special Permit in accordance with Section 6.2.D.4. for the reduction of required parking spaces due to a shared parking agreement at 1324 and 1330 Silas Deane Highway.
- **9.4 PUBLIC HEARING APPLICATION NO. 1576-07-Z. Rana Automaster LLC** Seeking a Special Permit for a General Repairer's License and to display and rent vehicles & trailers located at 1652 Berlin Turnpike (Renewal).
- **9.5 APPLICATION NO. 1577-07-Z. Phoenix Medical, LLC** Seeking Site Plan and Design Review for an addition and associated site improvements at 1260 Silas Deane Highway.

ADJOURNMENT

Commissioner Dorcas McHugh made a motion to adjourn the meeting.

Chairman Joseph Hammer seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Wagner, Roberts, McHugh, Knecht, Harley, Jurasin, Hughes, Oickle

Nay: None

Abst: None

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Lori Keleher
Planning and Zoning Recording Secretary