

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING
August 7, 2007**

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

CALL TO ORDER

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

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 Anthony Homicki and Commissioner George Oickle to serve as full members.

OLD BUSINESS

There was no old business.

NEW BUSINESS

P.H. 3.1 APPLICATION NO. 1574-07-Z. Town of Wethersfield Seeking a Zoning Text Amendment to allow for the creation of rear lots.---HEARING CLOSED, ACTION TABLED.

Commissioner George Oickle made a motion to pass on 3.1 **APPLICATION NO. 1574-07-Z** until later in the meeting.

Commissioner Fred Petrelli seconded the motion.

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

Aye: Hammer, Wagner, Knecht, Harley, Oickle, Roberts, Homicki, Petrelli, Munroe

Nay: None

Abst: None

Mr. Gillespie stated that there was a memo dated August 3, 2007 which is reflective of the last public hearing at which time there were comments made by the Fire Marshall and the Town Engineer that have been incorporated into the revised version of the Rear Lot regulations. Mr. Gillespie stated that the requirements did not change, they were clarified. Mr. Gillespie said that in terms of fire safety he added language that would add the ability to require a public and/or private fire hydrant where the fire Marshall thinks that would be needed. Added specific language regarding design requirements for the driveway, added SU-30 vehicle turnaround requirement and added language to make it clear that you could not put an accessory building in the access strip. Everything else remains. The Commission also received a copy of the earlier version that was dated July 13, 2007.

After a short discussion, it was determined that Commissioner Fred Petrelli would not vote for **APPLICATION NO. 1574-07-Z**. Commissioner Jim Hughes voted in his place.

Commissioner Roberts had a comment on how these could work for existing lots that do not contemplate cutting a front lot and creating a rear lot. Mr. Gillespie said that he does not think it would meet the definition of a rear lot.

Commissioner Richard Roberts made a motion to approve **APPLICATION NO. 1574-07-Z** with the stipulation that the wording on page 3, item #12 of the memo dated August 3, 2007 from Peter Gillespie regarding Regulation of Rear Lots, be changed to, Electric and other utility service lines shall be placed underground.

Vice Chair Wagner seconded the motion.

Vice Chair Wagner had a question on page 3 #12 of the August 3, 2007 copy of the Proposed 3.9 Rear Lots. Mr. Gillespie said that removing everything after underground would be a good thing.

Chairman Hammer said that he has been debating this issue for two (2) months and does not feel he is at a point where he is comfortable to vote yes for several reasons. The first being the Fire Marshall's comments were of concern and another concern is the eligible properties based on size without looking into other characteristics. He questioned if there could be unintended consequences.

Commissioner Harley said that he has been struggling with this issue as well. He doesn't know what is behind it and why they need to go there. He said that he is not necessarily in support of this. Commissioner Harley asked if the fact that there are regulations in place, does that imply that when they come to the Commission and have met all of the conditions, that it is a done deal? Chairman Hammer said that the applicants still need to demonstrate compliance with the technical stuff. Clerk Knecht said that if a piece of property meets all of the requirements it should be allowed.

Commissioner Hughes said that the fire concerns were addressed by the Fire Chief. Fire hydrant located no further than 500 feet from the structure. Aerial apparatus is capable of going into the driveways. The turnaround is another good point for the equipment.

Commissioner Munroe said that he knows that Mr. Gillespie has done a lot of work with this, but he is still concerned with the rear lots, he personally does not like them. He sees the concern of the ZBA and the Planning and Zoning Commission.

The members voted as follows (5-4-0)

Aye: Wagner, Knecht, Roberts, Homicki, Hughes

Nay: Munroe, Hammer, Harley, Oickle

Abst: None

P.H. 3.2 APPLICATION NO. 1581-07-Z. 61 Arrow Road LLC Seeking a Special Permit in accordance with Section 5.2.H.4 of the Wethersfield Zoning Regulations to construct a storage facility with exterior access to storage bays at 61 Arrow Road.---**TABLED UNTIL 09/04/07.**

P.H. 3.3 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).

Ames Rana, 61 Ledge crest Drive, Newington, owner of Rana Automaster,1652 Berlin Turnpike, seeking a renewal of the repairers license.

Chairman Hammer asked Mr. Gillespie if the permit expired on June 7, 2006. Mr. Gillespie said that he was correct. Chairman Hammer said that the last time the Commission renewed it there was a term of 6 months. Mr. Rana said that he can not afford to renew every six (6) months.

Mr. Gillespie stated that there were several memos from Brian O'Connor that should be brought to the Commission's attention. There was a memo dated May 17, 2007 from Brian O'Connor to the Planning and Zoning Commission and Mr. Gillespie and a letter to the property owner dated May 10, 2007 expressing concerns with non compliance regarding permits from the Commission. Mr. Gillespie stated that Mr. O'Connor did at the Commissions request, wanted to make sure all of the information was entered into the record. Mr. Gillespie also stated that there have been a number of permits issued for the property primarily renewed over different periods of time. Mr. Gillespie said that there have been a number of conditions attached to the approvals regarding limiting number of trailers, parking vehicles in certain locations. Mr. Gillespie stated that Mr. O'Connor wanted to make the Commission aware that he has issued some fines for this property. The fines have accrued to seven hundred (700) dollars.

Chairman Hammer asked Mr. Gillespie if the ZBA's last approval was limited to six (6) months was because of there concerns of violations as well. Mr. Gillespie said yes, the ZBA was concerned about that as well.

Chairman Hammer asked the applicant to address the Commission in terms of complying with the rules. Mr. Rana stated that first off it is a U-HAUL. He said that in certain seasons, when kids go back to school, they drop the trucks off and leave. Mr. Rana said that he can not move those trucks. Mr. Rana stated that if a customer does not pay a bill for work that has been done, after thirty (30) days he will go to DMV to sell the car and get his money back. Mr. Rana also said that it is a repair shop, and he did not feel that it was fair to compare him to other locations in Wethersfield.

Clerk Knecht asked Mr. Rana if he notified the Town about any of the problems he was having. Mr. Rana said that he did talk with Mr. Gillespie, but briefly.

Commissioner Hughes said that he did not understand what the applicant was saying about going to the DMV if a customer did not pay their bill. He asked the applicant to explain. Mr. Rana said if someone leaves a car, and they don't pay the bill, he goes to DMV to try and sell the car. Commissioner Hughes asked if those were the cars that are for sale in front of the building. Mr. Rana said that he was correct. Commissioner Hughes told the applicant that there are training classes at the DMV for the rules and regulations.

Commissioner Homicki stated that Brian O'Connor is one of the most patient, thoughtful persons he has met while

serving on the Commission. He said that Mr. Rana has implied that Mr. O'Connor has been out in an aggressive mode. Commissioner Homicki asked the applicant what he was looking for this evening and how he expects to cure this and if he has paid the citations prior to coming to the meeting this evening. Mr. Rana said that he needs to have a certain time of year that allows the trucks on the property. He stated that two (2) to three (3) times a year would be good.

Mr. Rana said that he is willing to pay for the citations. Commissioner Homicki asked the applicant if he thought of paying for the citations before this evening. Mr. Rana said yes, but he is not making a lot of money at this time.

Commissioner Oickle stated that he was not happy with the applicant. He said that the applicant should not be before the Commission this evening if he has not paid the citations. Commissioner Oickle stated that it is a very small site on a very busy corner and it is very unkempt.

Clerk Knecht said that they are not comparing him to other businesses. They are trying to get him to do what he is supposed to do. Mr. Rana said that he is trying to sell the business. He questioned why the town can not buy it. Mr. Rana said that he is trying to clean the area up. Chairman Hammer said that the Commission is trying to make sure that Mr. Rana complies with the conditions in his renewal. He also stated that it would be helpful if Mr. O'Connor could give the Commission the number of outstanding violations there are over a one (1) year period. Chairman Hammer said that he would also like to know if under the applicants licensing, if he is allowed to sell a car that someone does not pay for the repairs on. Commissioner Roberts agrees with Chairman Hammer. He also said that they are not trying to make life miserable for Mr. Rana, but Mr. Rana agrees to conditions and then does not follow through with them.

Clerk Knecht said that he sees no evidence of Mr. Rana trying to cooperate.

Vice Chair Wagner said that the applicant can not comply with condition #2 or #6 of the memo dated August 26, 2004 from the ZBA.

Mr. Rana said that the conditions need to be flexible. Commissioner Roberts said that the applicant needs to tell the Commission what flexibility he is asking for. The Commission can not guess as to what he wants.

Commissioner Fred Petrelli made a motion to continue the Public Hearing for 30 days (until the next meeting September 4, 2007) and that the applicant provide any and all information regarding his operation, compliance with DMV, compliance with the Planning and Zoning Regulations and the fact that the applicant pay the fines accrued by the Town of Wethersfield.

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

Commissioner Richard Roberts seconded the motion.

Chairman Hammer said it would be helpful for the applicant to talk with Peter Gillespie.

The members voted as follows (8-1-0)

Aye: Hammer, Wagner, Knecht, Harley, Oickle, Roberts, Homicki, Petrelli

Nay: Munroe

Abst: None

3.4 APPLICATION NO. 1582-07-Z. Vincent DeFilippo Seeking Site Plan and Design Review to construct two (2) new structures for office use and associated site improvements at 1912 Berlin Turnpike.

Jack Guilmartin, Hewitt Engineering, 470 New Britain Rd, Kensington and Mr. Vincent DeFilippo.

Mr. DeFilippo is looking to put two (2) buildings on the site, utilizing the two (2) existing entrances. Mr. Guilmartin said that the property is in disrepair and there is essentially no sense of what was previously pavement.

Mr. Guilmartin showed the Commission sketches of the proposed buildings. He told the Commission that both of the buildings will be two (2) stories. The plantings in the front will be dwarf low growing perennials. Mr. Guilmartin said that they are proposing to clean up the site.

Commissioner Oickle asked Mr. Guilmartin if the middle lane can cross over soon enough. Mr. Guilmartin said that hopefully most people would anticipate turning into the property and prepare for it. He also said that the speed limit is posted.

Mr. Guilmartin read through and commented on staff requirements from a memo dated July 18, 2007 from Michael Turner to Peter Gillespie and Denise Bradley.

1. Not showing a hydrant
2. Moved water lines.
3. Not proposing mounted lights, proposing free standing lights

Commissioner Roberts asked Mr. Gillespie if the comments from his July 16, 2007 memo regarding **APPLICATION NO. 1582-07-Z** have been addressed. Mr. Gillespie said that Denise Bradley reviewed the plan and the landscaping calculations have been met, the dumpster and screening has been added, signage location has been included on the plan. Mr. Gillespie said that he did not receive a photometric analysis of the lighting that is on the ground. The applicant did get Design Review approval.

Vice Chair Wagner asked for the colors and types of materials that Mr. DeFilippo will be using for the buildings. Mr. DeFilippo showed the Commission samples of the materials and colors of the buildings exterior. Commissioner Homicki asked if they will be two (2) identical buildings. Mr. DeFilippo said that they will be the same, one (1) will be his office and the other he will rent out.

Commissioner Harley said that he can not see the site driving north on the Berlin Turnpike. Mr. Guilmartin said that the state is requiring them to clear-cut beyond the ramp. He said that the state is also requiring that they meet the calculated speed distance. Commissioner Roberts said that he agrees with Commissioners Oickle and Harley regarding the traffic from the ramp. Commissioner Oickle asked the applicant if there was potential to buy the property to the north. Mr. DeFilippo said that he has been persistent in trying the property but has not been fortunate.

Commissioner Homicki stated that this is very low profile use. Commissioner Oickle asked if there was a police accident review. Mr. Gillespie said that there has not.

Commissioner Munroe asked why there was no fire hydrant as intended in the July 18, 2007 memo. Mr. DeFilippo stated that his original thought was to have a hydrant, but the Fire Marshall said there was no need.

Commissioner Richard Roberts made a motion to approve **APPLICATION NO. 1582-07-Z** with the stipulation that a lighting plan (if it has not already been done) be provided to Town Staff to demonstrate compliance with the regulations. Also, that the Siamese connections be shown on both buildings on the site plan as indicated by the Fire Marshall.

Vice Chair Peg Wagner seconded the motion.

The members voted as follows (8-1-0)

Aye: Hammer, Wagner, Knecht, Harley, Roberts, Homicki, Petrelli, Munroe

Nay: Oickle

Abst: None

APPLICATION WAS APPROVED.

P.H. 3.5 APPLICATION NO. 1583-07-Z. 291 Ridge Road LLC Seeking a Special Permit in accordance with Section 10.1.C.13 of the Wethersfield Zoning Regulations to modify Application No. 1478-05-Z for property located at 295 Ridge Road.

Peter Barry, 1177 Silas Deane Highway, appearing on behalf of 291 Ridge Road LLC, AT the meeting on September 27, 2005 the Commission voted to approve an application by a special permit to convert an existing building to a twelve (12) apartment style age restricted building. The developer has tried to market the property and has been unsuccessful despite having two (2) different firms. The property is located in a special resident zone, active adult housing. The applicant is asking to get out of the age restrictions. In checking the zoning regulations 3.4.2.a,b,c,d, Mr. Barry stated that essentially all four (4) uses are the same except for the floor area requirement of 1,000 square feet for one apartment.

Mr. Barry read through the last paragraph of a booklet that was provided to the Commission by the applicant. Mr. Barry stated that there was a traffic study done by Solutions PC and was found in #2 of the booklet provided to the Commission. He said that the conclusion was that there was no noticeable impact. Mr. Barry said that the units are small. The price may have had something to do with it. Mr. Barry stated that the successful over 55 projects they are style houses, not apartment style.

Discussed why the units weren't made bigger. Mr. Barry said that there were several reasons for that. The first being economics and the structure prevented it. The parking and lighting have been approved. Mr. Barry stated that he feels the effect on the neighborhood would be an improvement to the neighborhood. The property on the north side is heavily screened in the summertime. Mr. Barry said that he feels Tollgate Road will benefit from the improvement in the long run.

Mr. Barry stated that they are here this evening because the developer has had serious financial problem. They are not making any change in the structure. The properties have been put on the listing service and the total of all of the units adds up to 1.3 million dollars.

Dick Peplau, Coldwell Banker, Realtor/Listing Agent for Ridge of Wethersfield. Mr. Peplau gave the Commission background on the property. Mr. Peplau said that Coldwell Banker has invested untold man hours and considerable resources in the last four (4) months in marketing this property. They have preceded other agents and employees of the developer who promoted the property while it was still the construction phase. They have printed quality printed material (which were handed out to the Commission), developed sophisticated website using Greater Hartford Board of Realtors Multiple Listing System, numerous open houses, provided special financing options and there is very little to show for it.

Mr. Peplau said that people tend to blame the real estate market for the problems. While it could be the answer, it is not the whole answer. He stated that yes, the market is slow, but real estate is still selling in Wethersfield. Mr. Peplau said that personally he feels that the over fifty- five (55) market is over built. The building has 12 units ranging from 1,000 to 2,000 square feet. Mr. Peplau stated that the profile they hoped to attract is not a good fit for the building. Mr. Peplau said that people over fifty-five (55) have accumulated a lot of stuff. These apartments are too small for them. Mr. Peplau said that with all of the advertising that has been done, there is a demographic out there that the units are good for. He said the strongest interest has been from people in their late twenties and early thirties. There has been considerable interest for the townhouses in the back for the over fifty-five (55) population. The size and the nature of the buildings in the back are a good fit for those over fifty-five (55). The Commission was provided with information about the northwest section of Wethersfield with the residential and non residential components.

Mr. Peplau said that much has been invested here and if this building is not marketed to the appropriate buyers this will likely not succeed and the owner will have to consider other alternatives, most of which will be considerably less appropriate.

Commissioner Petrelli stated that he would like to see the project succeed. Mr. Peplau said that the nature of the over fifty-five (55) buyer is such that they are coming from a space that is large enough and they can not put all of there

things in a small unit.

Clerk Knecht asked if they were interested in renting the units. Mr. Peplau said that they were certainly not interested in renting. He said that their primary purpose is to sell the units, but have the ability to market to a different demographic.

Chairman Hammer asked if the price has been adjusted down during the course of the marketing. John Tartaglia, developer 291 Ridge, said the original price was \$270 per square foot and now the price is \$210 per square foot. Mr. Tartaglia said that is as low as they can go in order to pay off the bank. Chairman Hammer asked how much interest there is for the age restricted units in the back. Mr. Peplau said that there has been very strong interest in them, although there are no models to show at this time.

Vice Chair Wagner had a question regarding the trip generation on the traffic report. Mr. Tartaglia stated that he was not qualified to answer the question and would prefer to have the traffic engineer answer it.

Commissioner Roberts asked if they were willing to put a limit to the owner occupancy. There was question if putting the limit was violating the law. Chairman Hammer asked if under the law could there be a limitation on the number of occupants. Mr. Tartaglia said that his company has asked other lawyers and by the size of the units they can restrict the number of occupants to two (2). Mr. Tartaglia said that two (2) person occupant restrictions would be put in the condominium documents.

Chairman Hammer asked if this is the first over fifty-five (55) project for the developer and prior to entering into this project, were any studies done that considered the size of the units and whether this project would work. Mr. Tartaglia stated that he had Jane O'Connor, publisher of Mature Living magazine, did a study in which she had previously testified before the Commission. Jane O'Connor said for the size of the units 15% of the market would go into the small units. Mr. Tartaglia said that the range of people considering the units were between the ages of sixty five (65) and seventy-four (74).

Commissioner Oickle asked if the plans called for any more foliage. Mr. Tartaglia said that they done what was approved. Mr. Tartaglia showed Commissioner Oickle a map of the landscaping of the property.

Commissioner Homicki asked if certificates of occupancy have been issued on the units. Mr. Tartaglia said that all of the units are available to sale. Commissioner Homicki asked if there were any restrictions that are preventing the applicant from renting the units today. Mr. Tartaglia said no. He is trying to sell the units.

Chairman Hammer asked if there was anyone in the audience that wished to speak.

Phillip Civitello, 26 Tollgate Road, is an immediate abutter to the property. Mr. Civitello said that he has spoken to the Commission several times in the past. Mr. Civitello referenced the meeting minutes from August 2005 and September 20, 2005.

Mr. Civitello said that he called the building department for a status on the certificate of occupancy last Tuesday and was told there wasn't one. He said that he called today and was told there was one.

Mr. Civitello referenced the meeting minutes of March 6, 2007 regarding Vice Chair Wagner's comments.

Mr. Civitello read Section 3.4.a to the Commission. Mr. Civitello gave Chairman Hammer copies of the previous meeting minutes which he highlighted statements that he felt was pertinent. Mr. Civitello asked the Commission to deny the application.

Paul Hoey, 15 Tollgate Road, stated that marketing efforts have not been done until within the last three (3) months. Mr. Hoey said that he would be the first to say that the developer has done a great job upgrading, preparing and bringing the main house back to life. He said that the building was approved to be over fifty-five (5) and he encourages the Commission to stay with that decision.

Chairman Hammer stated that the Commission received a memo dated August 1, 2007 from Donald Reilly opposing the application.

Stacy Hodges, Coldwell Banker, said that she has a vested interest in the community and she doesn't just want to sell homes. She said that change is hard, this is the market that has been dealt to us and this is what the community is saying to us for marketability. They are coming forward to say that they want to make this work in Wethersfield. The value of the property would bring more to the town of Wethersfield than it did before. Ms. Hodges said that this will have a positive impact on the community. She feels that they have done a viable job to bring in buyers. Ms. Hodges said that the developer should not be looked at as a negative person. We should be looking at this as something viable for the community.

Mr. Tartaglia stated that the Commission was provided with a booklet dated August 7, 2007, page 3 which took the tax assessed value of all of Tollgate Road and all of his units. The assessed value of the properties on Tollgate Road have been the same for a number of years.

Mr. Tartaglia stated that he was not present at the last meeting because he did not believe it was an issue. He said he did not mean any disrespect, he had asked Peter Barry to handle it. He thought it was a routine, minor change. Mr. Tartaglia stated that before they came before the Commission, he had spoken with Bonnie Therrien, Peter Gillespie and the mayor and he laid out the problems that he was having.

Mr. Tartaglia referenced page 3 of the memo dated August 7, 2007 to the Planning and Zoning Commission. Mr. Tartaglia said that Tollgate Road is about an average of \$30 per square foot and his units are assessed for about \$127 per square foot. He stated that they are paying three (3) times the amount of taxes on units that are one-third (1/3) the size of the houses on Tollgate Road.

Mr. Tartaglia stated that they took pictures of all the factors in the area around his property before he bought the property. Mr. Tartaglia provided the Commission with a booklet containing all of the pictures.

Mr. Tartaglia stated that with the change in the age restriction, they would still have the same number of people, two (2) people per unit. He said that he is doing the very best he can. He stated that he could not have made less than 12 units. It cost \$3.5 million between acquisition costs and construction costs. He said in order to be faithful to the appearance of the building it cost an immense amount of money.

Mr. Tartaglia stated that his company will spend a total of approximately \$10 million dollars when everything is completed. It hurts his feelings to know that people said he was greedy and that this project would never work. He would never come to the Commission to spend \$10 million dollars to fail and lie.

Chairman Hammer stated that he would like some more information. He is interested in getting a handle on, if they do change the restrictions, whether it is legally enforceable and what is the right way to go about it. He also noted that he would like the town attorney to render an opinion regarding the two (2) person restriction. Commissioner Hughes and Commissioner Oickle agreed with getting more information regarding the restrictions. Chairman Hammer said that the applicant volunteered to bring the traffic engineer to discuss the traffic study. Chairman Hammer also stated that he would like to visit the site to get a better appreciation for the building.

Chairman Hammer said that at the end of the day, what is most relevant is what if any, additional impact will there be on the surrounding neighbors.

Vice Chair Wagner stated that she has visited the site and has seen all twelve (12) units. She said that it is beautifully done and can understand how the real estate market could say that this is a perfect type of unit to be marketed to upper-class single or married couples, or divorced people with a child. She said to reiterate Chairman Hammer's concern is the traffic generated by two (2) working adults would be an impact. She would like the traffic engineer to come and discuss the study.

Commissioner Homicki stated that this is a top notch site with very good quality materials

- Render opinion from the Town Attorney regarding the limit of 2 person occupancy restriction.
- Applicant volunteered to have Traffic engineer in to come before the Commission to answer questions.
- Chairman Hammer, Commissioner Munroe and Clerk Knecht will visit the site to get a better appreciation for the building.

Vice Chair Peg Wagner made a motion to keep the public hearing for APPLICATION NO. 1583-07-Z open.

Commissioner George Oickle seconded the motion.

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

Aye: Hammer, Wagner, Knecht, Harley, Oickle, Roberts, Homicki, Petrelli, Munroe

Nay: None

Abst: None

OTHER BUSINESS

4.1 PRE-APPLICATION REVIEW - Arby's Restaurant Proposal for property located at 1151 Silas Deane Highway.

Mr. Gillespie stated that Arby's has changed the peak and they have toned down the color of the awnings to maroon. The Commission was supplied with a color rendering of the new design. Mr. Gillespie stated that the site plan has not changed.

Mr. Gillespie stated that they would like the Commission to give a hard and honest assessment on whether this design will be acceptable. They would like strong guidance. The owner wants to know whether he is wasting his time.

Commissioner Oickle stated that he feels the changes are positive. He is concerned that the site is too small for the drive-thru. Chairman Hammer said that he agrees with Commissioner Oickle that the design is a step in the right direction.

Vice Chair Wagner said that she would like to see it with a peaked roof all the way, more colonial looking. Commissioner Roberts stated that the way that they have the drive-thru is basically as good as it gets. Vice Chair Wagner said that she would like to see the drive -thru wrap around the back of the building rather than in the front, facing the Silas Deane Highway.

Consensus was to have Mr. Gillespie report back to the applicant that the Commission appreciates they have moved in the right direction and it needs to go farther. The Commission also has concerns regarding drive-thru circulations.

4.2 C.G.S. § 8-24 Review - Request to obtain easement lot at 254 Crest Street.

The Commission tabled this until the next meeting.

MINUTES

Minutes of the July 17, 2007 meeting.

Commissioner George Oickle made a motion to approve [the meeting minutes of July 17, 2007](#).

Commissioner Richard Roberts seconded the motion.

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

Aye: Hammer, Wagner, Knecht, Munroe, Harley, Oickle, Roberts, Petrelli, Homicki

Nay: None

Abst: None

STAFF REPORTS

No staff reports.

PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING.

There was no one in the public that wished to speak.

CORRESPONDENCE

8.1 A memo dated July 26, 2007 from Michael Turner to Steve Dewey regarding 47 & 55 Lancaster Road.

8.2 A letter dated July 16, 2007 from Susan Amenta to Bonnie Therrien regarding a wireless telecommunication facility at 200 Folly Brook Boulevard.

8.3 An article dated July 24, 2007 entitled Court restricts use of traffic in P&Z decisions.

8.4 A letter from Whitney Hatch to Joseph Hammer regarding the recent appointment of Melissa Spear as the Connecticut State Director of the Trust for Public Land.

PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS

ADJOURNMENT

Commissioner Fred Petrelli made a motion to adjourn the meeting.

Commissioner Earle Munroe seconded the motion.

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

Aye: Hammer, Wagner, Knecht, Munroe, Harley, Oickle, Roberts, Petrelli, Homicki

Nay: None

Abst: None

The meeting was adjourned at 10:54 p.m.

Respectfully submitted,

Lori Keleher
Planning and Zoning Recording Secretary