

**WETHERSFIELD PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND MEETING  
September 4, 2007**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday September 4, 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:

<b>Member Name</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
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 all members were present and all will participate.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

**3.1 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).--  
**-CONTINUED FROM 8/7/07.**

Ames Rana, 61 Ledge crest Drive, Newington, owner of Rana Automaster, 1652 Berlin Turnpike asking to have permission to -

1. Allow unregistered vehicles to be parked on the premises overnight due to theft of plates.
2. Sell used cars
3. Increase the number of rental vehicles to 12

Chairman Hammer asked the applicant how many used cars would he have for sale on the premises and Mr. Rana stated he did not know he doesn't have any. His current motor vehicle license does not authorize him to do so but if the commission was to give him permission he would have to get a license change.

Chairman Hammer asked about the increase in the rental vehicles. Mr. Rana stated that he would need more in the Fall when kids go back to school, they drop off and leave the trucks. On normal days he has about 2-4 rentals.

Chairman Hammer called on Brian O'Connor.

Mr. O'Connor stated he was not here to put Mr. Rana out of business but the memo dated 9/4/07 shows that since 2001 they have spent a lot of time visiting Mr. Rana warning him to come in compliance with the ZBA's decisions and approvals and Planning and Zoning. Mr. O'Connor stated that until the beginning of 2006 they were authorized to start issuing citations. Before that they would have the police give a warning then issue a summons. Mr. O'Connor stated that it is frustrating that time after time, month after month they have to visit him telling him to clean up. He said that if Mr. Rana is granted another renewal that he first pay his citations. He did pay one citation today (\$150) but still owes \$700. He also would like Mr. Rana to strictly comply to what the commission grants him. He doesn't want to spend anymore time warning Mr. Rana and issuing citations.

Chairman Hammer asked Mr. O'Connor of the requests that Mr. Rana is asking which pose more of a problem or are harder to enforce. Mr. O'Connor stated that they all are hard to enforce. He is aware that Mr. Rana has an issue with people stealing plates. He says that the vehicles that are sitting on the lot that look half way decent are not the problem. It's the ones that are smashed up and have motors missing that give the place a bad look. Chairman Hammer asked for the month of August he has been in better shape than he has been and Mr. O'Connor stated that was correct.

Commissioner Jurasin asked if selling cars was part of the existing permit. Mr. Gillespie stated No. and that he just received this request this afternoon. They did not advertise it procedurally for a used car dealers license so therefore the commission cannot grant on it. He also stated that per zoning regulations only automobile sales vehicle storage indoors is permitted and he thinks that Mr. Rana would need to get a variance because he does not have the space indoors.

Commissioner Jurasin addressed the other two requests made by Mr. Rana. He asked if the original limit to 4 trailers was part of the commission's decision at the time. Mr. Gillespie stated that it was part of the previous actions that were carried over from the ZBA. Commissioner Jurasin also addressed the unregistered cars. Mr. Gillespie stated right now in the current conditions it says no parking of unregistered vehicles on the premises so it is a no.

Chairman Hammer asked Mr. O'Connor if they were to say that Mr. Rana can park 3 unregistered cars overnight on the premises that were not junks would his department be comfortable enforcing and Mr. O'Connor stated yes.

Chairman Hammer asked Mr. Rana if he was intending to park overnight cars that are registered that he wanted to just remove the plate. Mr. Rana replied that he needs to have a couple of cars for his customers as loaner cars and one is his snow truck. Commissioner Hughes asked how many plates have been issued. Mr. Rana replied 5. So he would need 5 unregistered cars.

Commissioner Oickle doesn't want Mr. O'Connor to have to waste his time with Mr. Rana when he may have other

issues in town that he has to deal with. He stated that he thinks that Mr. Rana's site is too small for increasing anything. He also stated that he would like to see a better and higher quality operation there as it is one of the gateways to Wethersfield coming in and out. He doesn't think that if they give approval that Mr. Rana will follow the rules anymore than he has in the past. He admitted that he has made some improvements.

Commissioner Hughes asked Mr. O'Connor how common is it for his department to issue a ceased and desist on a situation like this. Mr. O'Connor stated that it is not very common. That usually the people that are violating will come around and try to make it right. Usually a citation will get them to comply.

Mr. Rana stated that he has about a 1/2 acre of land and that he can park 12 vehicles across and that if the commission allowed him to sell used cars he will get rid of the rental trucks but the trucks bring him revenue so he would need some other way to get revenue.

Chairman Hammer called on an audience member.

Mary Plaskonka, 60 Tinsmith Crossing. She stated that she hadn't come to speak on this specific issue but she realized that that the business was close to her home and she agreed with Commissioner Oickle that that part of the Berlin Turnpike gets a very bad image and the business is unattractive. She stated that it is very frustrating that she has had to call numerous times herself on violations that Mr. O'Connor has had to go out on. She also wanted clarification on how kids going back to school affect his business.

Commissioner Munroe stated that the ZBA issued the license based on the stipulations. He says that it has been 6 years now and they have issued citation after citation and it doesn't seem to be going anywhere. He stated that the commission doesn't seem to have confidence in renewing the license in his opinion.

Chairman Hammer stated that he wanted to look at moving forward with Mr. Rana but given all the non-compliance in the past he was thinking to renew to keep it to 6 months to see how it goes and also consider not requiring an application fee when he comes back. He stated that he would like to see a tighter control to make sure Mr. Rana does not lapse in non-compliance. He stated that he doesn't think that the snow truck is a big issue.

Commissioner Hughes stated that he would like to see in black and white before he even considers granting any type of licensing a comprehensive highly detailed site plan as to where and what will be parked and how the site will be controlled.

Clerk Knecht stated that he thought that Mr. Rana's personality seemed different from other meetings and was wondering if this whole orchestrated procedure is to try to influence the commission to give him what he wants. He stated that there needs to be some kind of control and that he needs to prove to the commission that he will comply and if they do not have any 30 day inspections it can go on and on.

Chairman Hammer asked for a closing statement from Mr. Rana.

Mr. Rana stated he does not want anything more than what the town has given to other people in this town. He does not want his business compared to a restaurant. He says that it is a repair shop and that cars can be in any shape. He needs to get more revenue from something in order to invest more money into it. Mr. Rana stated that if he was able to sell used cars he says he will fence his place. Chairman Hammer asked would he fence to camouflage the U-Hauls and Mr. Rana stated that if he fenced it the guy in the back of his property will not have access to the road on the back side.

Commissioner Jim Hughes made a motion to deny his application but then retracted it to grant a 90 day extension for the APPLICATION NO. 1576-07-Z. with the stipulation that the applicant comes back with a comprehensive detailed site plan outlining everything he needs to do with unregistered vehicles, U-Hauls, fencing, site containment and control and a plan of action.

Clerk Philip Knecht seconded the motion

Chairman Hammer suggested that the applicant touch base with Peter Gillespie to help him go forward.

Commissioner McHugh stated she will not be voting as she was not familiar and hadn't reviewed the minutes.

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

Aye: Hammer, Knecht, Harley, Jurasin, Munroe, Roberts, Petrelli, Hughes

Nay: Oickle

Abst: None

**3.2 PUBLIC HEARING 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

Chairman Hammer stated that the applicant was asked to come back with more specific information regarding what the buildings are going to look like. The design review has not been passed and the committee has not been able to complete their process.

Commissioner Roberts made a motion to continue the **APPLICATION NO. 1581-07-Z** discussion at next meeting.

Commissioner Robert Jurasin seconded the motion.

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

Aye: Hammer, Knecht, Harley, Jurasin, Munroe, McHugh, Roberts, Petrelli, Oickle

Nay: None

**3.3 PUBLIC HEARING 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

Mr. Barry stated that the purpose of the meeting was to go over the traffic part. They attempted to have the traffic engineer at the meeting but he was on vacation. He stated that because of the memo that was received that evening that he wanted to take some time to examine it. Chairman Hammer stated that he also just received the memo as well and that one thing that stuck out to him in the memo were comments made about whether the age restriction was lifted for the front of the building if it would still be enforceable for the rear of the property under federal and state law in terms of whether you can parse out and separate the development into two pieces. Mr. Barry agreed that was the issue.

Chairman Hammer asked Mr. Barry if he would be able to bring his traffic engineer next time and Mr. Barry stated yes.

Chairman Hammer asked how many days has this hearing been in progress. Denise Bradley stated that in order to make it to the next meeting they would have to request an extension for the application. The current one expires the 7th of September. Chairman Hammer asked Mr. Barry if he would grant the commission time to complete the hearing. Mr. Barry stated yes.

Mr. Barry is granting the extension because he would like to address the issue that has been raised in the memo by the town's attorney. He will be submitting something by the next meeting in response to the issue or get some clarification on it.

Chairman Hammer would like to get some more information from the town's attorney to what he gave them. Commissioner Jurasin asked if the issue of selling or leasing has been resolved and Chairman Hammer stated that the memo did not address that and that is one of the questions they had asked the town's attorney so they need to get some

further information from him to be responsive to what they requested originally and he has additional questions in terms to what he gave them in the memo.

Commissioner Roberts clarified what the question was originally for the town's attorney.

He stated that he asked could there be a restriction on leasing either with a term or no leasing at all. He thought that's what he was going to read about in the memo. He stated that there was a discussion whether it can be leased to anyone under the age of 50 or 55. Whether the age restriction applied to people leasing it. Chairman Hammer stated that Mr. Gillespie will have to speak to the town's attorney about that issue. He stated that the issue that they didn't ask about which was raised on his own was that if they flex the condition at all it goes away for the entire complex and that is not what they were asked to do by the applicant. Commissioner Jurasin stated that he thinks that the applicant needs to provide legal documentation to prove that is not the case and the town's attorney needs to review it and change his decision. Mr. Barry stated that is not right at all. The question is would this approval some how violate the civil rights act which prevent discrimination. He says there has been a significant legal issues that has been raised and he would need more time to respond to.

Chairman Hammer stated that the applicant is entitled to have a chance to respond to an issue that wasn't in front of them last time. He wants staff to go back to the town's attorney and ask questions to make sure he has looked at everything he should be looking at.

Chairman Hammer gave an audience member the opportunity to say something on the matter but he will be will at the next meeting.

Commissioner Robert Jurasin made a motion to continue the hearing for **APPLICATION NO. 1583-07-Z** at the next scheduled meeting based on the suggestion made by Chairman Hammer that the applicant extend until the next actual meeting to cover the scenario of if we don't have a quorum next time.

Commissioner Roberts seconded the motion.

Chairman Hammer suggested any information for the next meeting should be submitted ahead of time.

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

Aye: Hammer, Knecht, Harley, Jurasin, Munroe, McHugh, Roberts, Petrelli, Oickle

Nay: None

Abst: None

**3.4 APPLICATION NO. 1584-07-Z. Town of Wethersfield Seeking Site Plan and Design Review for a proposed bike path expansion.**

Chairman Hammer stated that there was no one here on this matter except Mr. Gillespie so he asked for a motion to take it out of order.

Chairman Hammer called on Mr. Gillespie. Mr. Gillespie stated he was filling in for Mike Turner. He said that application is for two phases. Phase 3A and 3B Heritage Way. Mr. Gillespie described the current bike path routes as being one that runs from the Meadows, and comes out on Great Meadow Road by the gate. There is another route that runs down Folly Brook past the Highschool down into Mill Woods Park. There is a shorter route that runs through Old Wethersfield that hasn't been done yet.

Mr. Gillespie stated that the sections on the map basically showed them being from Mill Woods Park down to the 1860 Reservoir and then the Community Center over into Old Wethersfield to Great Meadow Road to the entrance of the section that runs through the Meadows. He stated that about 75% of the routes will be on street and the other 25% are off street through existing town parks and schools.

Mr. Gillespie walked the commission through the routes. The 1st phase runs through the Community Center down through Old Wethersfield starts on Greenfield Road, onto Park, up to Cumberland, through the right of way at Charles Wright Elementary School then onto Nott Street crossing the Silas Deane Highway crossing over into Old Wethersfield to the Standish House at that point it will take you to Cove Park running along the Cove, coming out on Hammer down Main Street going down and running along Great Meadow Road. This route would be primarily on street except for the portion at Cove Park and a portion at Charles Wright. Where ever it is run off road it will be constructed as a 6 foot wide compacted stone dust path.

Commissioner Oickle asked if there have been any issues with safety on the existing bike paths. Mr. Gillespie stated that there have been a few incidents off road but along the roads he is not aware of anything. He stated that the bike paths will not be painted on the streets that there will be visible signs because that is what the town's insurance carrier suggested that they not do that.

Commissioner Roberts stated he has concerns that some of the streets are not great ones for biking riding because of the high traffic. He stated that the Charles Wright site has some issues with the existing black top and some grading issues as well. He thinks that trying to get that site level and 6 feet wide by be difficult. Mr. Gillespie stated that Mr. Turner said they were going to do the best they can with that site. It may not require the 6 feet but they want to approve it so they can maintain some consistency. Commissioner Roberts said that there have been people complaining about the drainage at the school running through their yards and if there was a way to fix it on the towns side without having to change it. Mr. Gillespie will make the suggestion as they move forward.

Mr. Gillespie walked through the 2nd Phase. Starting at Mill Woods Park down to the 1860 Reservoir. It will run through the park along the baseball/soccer fields out onto Griswold to Highland to the trial of the 1860 Reservoir. It will primarily be on road. Mr. Oickle asked if the path can be run around the Reservoir. Mr. Gillespie stated that he thinks they could. They did receive about \$45,000 of state funding to off set the cost of it but the back of the reservoir is swampy and may require more substantial improvements.

Commissioner Oickle asked if there were any finances to start the project. Mr. Gillespie stated they received a grant and there is some capital improvement money also. They would like to start this fall. The route has been on the books since the late 1990's.

Commissioner Petrelli made a motion to continue **APPLICATION NO. 1584-07-Z** at next meeting.

Commissioner McHugh seconded the motion

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

Aye: Hammer, Knecht, Harley, Jurasin, Munroe, McHugh, Roberts, Petrelli, Oickle

Nay: None

Abst: None

## **OTHER BUSINESS**

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

Attorney John Harvey stated that the traffic engineer was not there but Andrew Daly on behalf of Arby's, Director Kevin Johnson from CJM and Brian the director of real estate for Baltimore was present.

Att. Harvey stated that this was about the third time they have been there. Mr. Daly addressed the changes that have been made. He stated they have gone with an all brick building with two shades of dark and light brown brick, the awnings are the same burgundy color, and they are going with hardy plantings.

Att. Harvey stated that it is a proposed 3,000 square foot building about 1/2 the size of the existing building. The

property has been vacant for approximately 11 months and his client is anxious to move forward. He states that parking is sufficient. They are proposing a drive thru as well.

Mr. Johnson walked the commission through the proposed blue print. He stated they are utilizing the existing driveway cut. The proposed building fits within the existing footprint. They have created a drive thru on the south side of the building. The menu boards will also be on the south side with screening to hide. They are proposing some type of evergreens. The drive thru window will be on the north side. They have provided permission for a bypass lane and handicap parking is on the south side of the parking area.

Commissioner Roberts questioned the comments that Mike Turner had. He wanted to know if his concerns of the size of the vehicle and the turning radii have been resolved. Mr. Johnson stated that those are issues they have to incorporate in the final site plan. Commissioner Jurasin has concern and wants them to demonstrate that cars that are waiting to order aren't queued up that somebody parking to go into the building has to go between cars idling. He thinks that it is dangerous. He stated that there needs to be a safe drive thru operation.

Commissioner Harley likes where they are headed but also has circulation concerns. Mr. Daly stated that the Newington site has a similar configuration at the drive thru lane that you do have to transfer across the lane to get into the building. They have been in operation for 3 months and there have not been any issues.

Chairman Hammer likes the progress they have made and would like them to move forward to address the concerns of the drive thru and making it safer.

#### **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. There was no new information to report. And without the information they could not act further.

Commissioner Roberts made a motion to table the meeting waiting for additional information

Commissioner McHugh seconded the motion.

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

Aye: Hammer, Knecht, Harley, Jurasin, Munroe, McHugh, Roberts, Petrelli, Oickle

Nay: None

Abst: None

#### **4.3 PRE-APPLICATION REVIEW - Kentucky Fried Chicken Restaurant/Hine's Sudden Service, Inc.**

Gwendolyn Ashbaugh, Engineer and John Martin, Architect

Ms. Ashbaugh went over the existing site. She stated what they are proposing to do is demolish the existing building and construct two new buildings, one for the restaurant and one for the offices. They are also proposing to eliminate 14% of the surface of the site. Limit the entrance and exit to two access points. The proposed restaurant would be approximately 2900 square feet with 60 seats. The proposed office building will be a two story building with a garage on the first floor. The building will be approximately 3595 square feet. They are increasing the parking spaces from 27 to 42. They are increasing the total square footage of the building but the footprint is slightly increased. The proposed plantings will be typical. They will have a screen next to the residential properties, a dumpster, and a small 8X12 maintenance shed for lawn equipment. There will be a loading space as well. They are showing 7 spaces for the drive thru, 26 spaces for the restaurant and 16 spaces for the office building.

Mr. Martin described the building. He is proposing to eliminate a number of signs on the building and that the materials used will be a combination of colored stucco finishes for the restaurant. The office building will be brick.

They are proposing for the office building to be pushed as far off to the intersection as they can so it will end up given them a better view so when you are on the street you see building instead of parking.

Commissioner Jurasin questioned the easement. Ms. Ashbaugh stated that the easement was granted for the owners of Motel 6 to get their planning and zoning approval. It is rarely used but it is an access easement and they need to maintain it.

Chairman Jurasin stated he would like to see a break out on the application of office verses restaurant parking spaces.

Ms. Ashbaugh stated she wanted to point out one thing they were proposing and that was the office building to be part of the front yard set back. The design of it was to do some screening of the other properties. If they are given permission to use the front yard set back of approximately 5 feet they will be able to keep the parking in the central site and the building will be seen from the Silas Deane. Mr. Gillespie added that he suggested that on the pre application review. Chairman Hammer agrees.

Commissioner Oickle asked if Hine's Sudden was the owner of KFC. Ms. Ashbaugh stated it is a local franchisee. Commission Oickle also stated he wasn't sure about the white trim under the sign on the building but thought it was a good first attempt.

Chairman Hammer questioned the garage on the office building. Mr. Martin stated that they have 2 service trucks that go around to other stores and at night they would like them indoors. The garage doors will open to the parking lot.

Commissioner Jurasin stated he was concerned about the traffic circulation he thinks that there needs to be an alternative way to get into the parking lot to restrict traffic and allowing a secondary access because that area is highly traveled. Commissioner Roberts agreed.

Ms. Ashbaugh stated that there will be no free standing signs.

#### **4.4 C.G.S. § 8-24 Review No. 02-07 - Review of Municipal Streetscape Improvements for the Intersection of CT Rt. 99 and Church Street.**

Mr. Gillespie went over the proposed improvements for the intersections of Church Street and the Silas Deane Highway. As part of the master plan they suggested to have a few key intersections along the highway be enhanced. Because of the town hall being renovated they decided to use their steep grants to design and hopefully fund a series of improvement to the intersection. The project will be in 2 phases.

Phase 1 - the intersection and improvements along the street.

Phase 2 - improvements in front of the town hall on the Silas Deane Hwy.

The improvements will consist of -

- New granite curb
- Removal of some trees
- removing pavement at intersection replacing it with stamped concrete crosswalks
- New handicap ramps at all four corners.
- New sidewalks made out of pavers
- Ornamental fence on top of a fieldstone retaining wall
- new town hall access/drop off area
- Irrigation
- Ornamental lights on both side of the street (the telephone pole will be staying)

- Benches
- New trees, New Town Hall planter and sign

Mr. Gillespie stated that there will be a series of fieldstone planters and walls at all four intersections similar to the corner at Tim Horton's. The project runs from in front of Tim Horton's down to the Beaver Road intersection.

Commissioner Oickle stated he likes it. That it is positive enhancement.

Mr. Gillespie wanted to mention that they have about \$750,000 and they may have to construct the improvements in phases as well. The way that the budget looks they may have to do the intersection and one side of the street and do the other at another time. They are pursuing additional funding but do not have any at this time.

Commissioner Jurasin questioned why they need to have the Town Hall drop off/access. Mr. Gillespie stated that there is an existing access that needs to be maintained. They need to have the ability to park a couple of vehicles to service the departments on the ground level. He stated that it will be for the business and not for the community.

Commissioner Munroe asked about the ornamental lights and if it had been discussed with the DOT and Mr. Gillespie stated yes they have blessed the plan and the lights will be behind the sidewalks.

Commissioner Roberts made a motion that they give a positive report to town council noting the comments that they mentioned and to think about the driveway to the Town Hall.

Commissioner Munroe seconded the motion

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

Aye: Hammer, Knecht, Harley, Jurasin, Munroe, McHugh, Roberts, Petrelli, Oickle

Nay: None

Abst: None

#### **4.5 C.G.S. § 8-24 Review No. 03-07 - Wethersfield Historic Society Leases.**

Mr. Gillespie stated there are three municipal properties that they own that they lease to the Historical Society.

1. Cove Warehouse
2. Old Academy
3. Keeney Memorial Center

The commission received a complete packet prepared by the town attorney with a series of lease arrangements that have been underway for many many years. It has been going on for about 50 years or so on the basic terms. Mr. Gillespie stated that there is not anything spelled out on who is responsible for what. The town has been responsible for the major improvements to the buildings.

Commissioner Jurasin asked if they were acting on moving forward with the leases or are they making recommendations on insurance and coverage. Mr. Gillespie stated that they were there to comment specifically on the lease hold relationship between the Town and the Historical Society.

Commissioner Oickle wanted to address who pays for the maintenance on the buildings. Mr. Gillespie stated that it is part of the towns maintenance provisions that it is the landlords responsibility maintain the structure, HVAC, windows, roof etc.

Commissioner McHugh gave a little history on the relationship with the Town and the Historical Society. It is hard for

the Historical society to maintain these building for and with the town. The Historical Society has no huge endowments and it has been a joint relationship in the sense of you take care of the buildings and we will maintain them. The Historical Society gets nothing for generating revenue. The Historical Society cannot afford to maintain it with their memberships and dues. Commissioner McHugh stated that the Historical society is trying to get some uniformity in the lease agreements but they could not do it without the town and vice versa.

Commissioner Roberts made an observation that 50 years has been a long time and that the buildings are there and the Historical Society has graciously taken on the job of putting someone in them to keep them from falling down. He thinks that putting thousands of dollars into these properties on a yearly basis for the 50 years is not the way to go.

Chairman Hammer asked when the Historical Society subleases the Standish house to a restaurant do they retain any revenue. Mr. Gillespie stated that that is a big part of their budget and they also get revenue from the Keeney Center. Commissioner McHugh stated the town council gets a copy of the Historical Society's financial statements.

Commissioner McHugh made a motion to move forward with the lease agreements.

Commissioner Munroe seconded the motion.

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

Aye: Hammer, Knecht, Harley, Jurasin, Munroe, McHugh, Petrelli, Oickle

Nay: Roberts

Abst: None

## **MINUTES**

Chairman Hammer suggested waiting until next meeting.

## **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 press release from Doug Shipman of the Wethersfield Historic Society announcing the executive of a five year sublease of "J. Michaels Tavern" at the Standish House.

**8.2** An article entitled *Local Government Groups Continue to Challenge Federal Communications Commission Order*.

**8.3** Connecticut Land Use Academy Course Schedule.

## **PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS**

## **ADJOURNMENT**

Commissioner Doras McHugh made a motion to adjourn the meeting.

Commissioner Richard Roberts seconded the motion.

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

Aye: Hammer, Knecht, Harley, Jurasin, Munroe, McHugh, Roberts, Petrelli, Oickle

Nay: None

Abst: None

**The meeting was adjourned at 9:55 p.m.**

Respectfully submitted,

Amy Chodorowski  
Planning and Zoning Recording Secretary