

**WETHERSFIELD PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND MEETING  
September 18, 2007**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday September 18, 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 (7:55)		
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 they needed 2 alternates but someone may show and they would figure it out as they go.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

**3.1 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

Peter Barry, 1177 Silas Deane Highway, appearing on behalf of 291 Ridge Road LLC started with one of the issues from last meeting which was the traffic report. They submitted a report on March 23, 2007 from Traffic Engineer Solutions by Bruce Hillson. Mr. Hillson followed it up with a letter on August 14, 2007. Mr. Barry reviewed the last paragraph in that memo stating that converting the twelve units in the main building of The Ridge at Wethersfield from Active adult units to standard Condominium units would increase the trips associated with the overall development (30 units) by 8 trips during the morning and afternoon peak hours. This represents an average of one added trip every seven and one-half minutes during the morning and afternoon peak hours. These added trips should not be noticeable by motorist driving Ridge Road or by residents of Ridge Road in the vicinity of The Ridge at Wethersfield and will have no noticeable impact on traffic operations in the area.

Mr. Barry stated that he believes no one in the town has felt that it poses a traffic problem. That from a public safety point of view the additional cars would not be a significant problem.

Bill Hillson, Traffic Engineer Consultant was called to answer any questions.

Commissioner Oickle asked if the traffic would impact the fire dept a little way down the road. Mr. Barry answered that the Fire Dept has been notified of every hearing and has not commented on it.

Commissioner Petrelli questioned the report showing the increased traffic time for peak morning and peak afternoon but nothing in between those hours. Mr. Hillson answered that typically traffic engineers look at the morning and afternoon peak hours because those hours tend to carry the greatest volume of traffic on the surrounding roadway system. They look at the trips that would be generated during those peak hours and look at those in comparison to what is on the roadway system. They combine the peak of the development with the peak of the surrounding traffic on the street. Mr. Hillson stated that when he is doing a traffic study for an active adult facility he uses the trip generation numbers for standard housing because people 55, 60 and older may still be working. They are not truly retired they are active adults living their lives looking for to the convenience of having someone maintain their grounds (snow, mowing, etc).

Mr. Barry talked about the legal issue from last meeting that the memo dated September 4, 2007 raised a concern that removal of the age restriction for a portion of a project could result in a violation of the Fair Housing Act. Mr. Barry went over a memo dated September 13, 2007 from Jack Bradley (Town's Attorney) and a point that Mr. Bradley makes is that the Commission must consider whether Phase I and Phase II may be regarded as separate entities or whether there are other unique circumstances that justify removal of the age restriction. Mr. Barry stated a point that was also made is that Phase I and Phase II were approved at two different meetings. Phase I which covers the building at 295 Ridge Road which permitted the 12 units to be constructed within the building was approved September 25, 2005. Phase II is the stand alone buildings in the rear which was approved June 9, 2006. The only condominiums created in such are the ones in Phase I. Phase II's declarations have not been filed. Mr. Barry stated that in addition there are going to be separate governments to the condominium association with respect to Phase I as opposed to Phase II. Mr. Barry thinks that there are many facts that justify a separation and he thinks it is interesting that the case that decided the letter from Mr. Bradley of the two separate buildings of one wasn't and one was that the court even ruled in favor that it did not violate the FHA. Mr. Barry did not think that this was something that the commission had to get into. He believes that it would be a matter between the associations. It does not involve the town as far as the zoning is concerned. Mr. Barry stated that Mr. Bradley concluded in his memo that the developer and not the Town are the entities primarily responsible for the compliance with the Fair Housing Act and related laws and that there is a reasonable basis for the Commission to conclude that Phase I and Phase II are indeed separate entities and that there is no violation with the result of approval of modification. Mr. Barry also thinks that other questions that have been raised as far as leasing should be left up to the developer and not the commission. He stated that the developer has close to 5 million dollars into this project and he believes he does not have intentions on leasing. It is in his interest to sell the units.

Mr. Barry wanted to point out that in this special residence zone there are uses forbidden the active adult housing and

multi family development. He says they have all the same requirements with a few exceptions. One was the size of the units and he says that the units meet the requirement for multi family development except for one that is 3 square feet short. Mr. Barry stated that as far as the side yard, height, density, maximum building coverage, landscaping the developer has meet all zoning requirements.

Chairman Hammer asked if since the hearing started in August have they had any success in either renting or getting any of the units under contract. Mr. Barry called upon Dick Peplau, Coldwell Banker. Mr. Peplau stated they have 2 units under reservation. They had an open house and there were 5 parties in 3 hours. There were 3 parties under the age of 55 and 2 were over. Mr. Peplau stated that he interacted with their corporate attorney and they have absolutely no problem marketing this under the guidelines that they have requested with one being over the age of 55 and the other no age restriction. They feel there are no federal housing issues that they have to be concerned about. Mr. Peplau added that there is definitely one development in the Greater Hartford area called Buckingham at Avon in Avon which has 200 units. There are 148 units with no age restriction and the other 52 are 55 and older. He says that is aware that there is another development in Berlin that same arrangement but has not followed up on it.

Chairman Hammer asked Mr. Peplau about the 2 units under reservation. Are they for purchase? Mr. Peplau stated that it is a 3 stage process. The first stage being the reservation and then they have 30 days to finalize the agreement and then they go to contracts and then closing. These particular units are still in the 30 day process and are people over 55. Chairman Hammer stated that they are being asked to lift the age restriction and are those people who are making the reservation assuming that they are entering an age restricted building. Mr. Peplau stated that they have been very clear to them that they have been appearing before the board to request that being lifted and they all seem fine with it. They all seem to be looking for an environment with mixed age. Chairman Hammer asked that since this process was started have there been any under reservation. Mr. Peplau stated that there have been about 1/2 dozen but seemed to have fall apart due to health issues. Chairman Hammer stated to Mr. Peplau that if the age restriction was kept to 55 and older would he feel that they could not sell them in a reasonable amount of time and Mr. Peplau agreed that that would be the case.

Commissioner Oickle asked if the applicant came in 2005 & 2006 with a zone and a site plan change. Mr. Gillespie answered that the initially came in just with a plan to renovate 295 Ridge Road. Then they came in with a zone change for the entire parcel and a detailed site plan for the 2nd phase. The building came in under residential zone because it historically had a use that catered to nuns and priests living there. At the time they had an opinion from the Town's Attorney that the applicant can come in with a plan because of the rights that had accrued based on the history of the property. The applicant had to come in after that for a zone change and a more detailed site plan because they were demolishing and adding buildings.

Mr. Tartaglia stated when they purchased the property it was rented. There were 6 separate ranch style buildings one in the front and 5 in the back and were occupied by 12 families and some were under and some were over 55. He stated that in the large building that they came in with first had been abandoned for quite sometime and it had small rooms like a hotel, a common dining area and common sitting room and it had larger mini apartments. There was also an area that looked like a little clinic had been there. He stated that since the day he bought it there had been tenants there that were not under 55 and had been renting for years.

Commissioner Oickle had a concern that maybe the neighbors may have a problem with a fast turn over of leased units. Mr. Barry stated that he sent out 30-35 notices to neighbors and the most that ever appeared was maybe 3-4 and one was in favor of it. He stated that before the zoning was ever changed it was an approved site plan and that the developer meets the site plan requirements and he says that the town wants more taxes and economical development and he doesn't understand how anyone would be opposed.

Chairman Hammer called on audience members.

Staci Hodges, 612 Highland Street/Coldwell Banker Office Manager

Ms. Hodges wanted to speak to a comment made with regards to proximity to residential housing. In Wethersfield they have several condominium complexes and apartments that are very close to residential housing. She listed a few, Goodwin Gardens, Tabshey, and Sharon Lane. Ms. Hodges stated that she feels this is positive change for the

community.

Phillip Civitello, 26 Tollgate Road, is opposed to the change. He stated that it is interesting that they had everything in place for a tax base for our community, a change and a need and suddenly we are back to square one and the commission is being asked to change the zoning application. Mr. Civitello stated his facts:

- Took 2 years to get a temporary certificate of occupancy
- Commission members were sold on this property as being 55 and older because it was a retirement home previously.
- Commission members have stated on record that they would have voted differently had this been the original proposal.
- This is a condo with access on Ridge Road in a residential community
- There is nothing like this on Ridge Road
- This Commission, a few months ago denied this application

Mr. Civitello asked the commission to think about what information that was given in the last two hearings that differs from the one that was denied. He stated that the only information that has changed from his meeting minutes was that the traffic engineer and the applicant showed up.

He asked the commission to consider these things and to think long and hard in hopes of voting no.

Joanne Cecere, 136 Amherst Street, has lived there for 48 years and that growing up as a child she remembered that driving down Ridge Road she thought of the building as being a fabulous mansion.

She stated that she has always admired the building and she was sorry to see it have become a haunted house. She is very pleased to see that this developer came in and beautified the building and put it to good use. She hopes that the planning and zoning and the town will reconsider and think that this would be a big asset to the town.

Don Reilly, 37 Tollgate Road neighbor to Mr. Civitello. He stated that he agrees to what Mr. Civitello has said. He stated that what the commission is not addressing that this is just phase I and that in six months the applicant will be back making the same modifications to Phase II. That is where he stated he has issues with what happens to the neighborhood. The traffic study only addresses the 11 units.

Donna Dargie, works for Coldwell Banker and has taken part in marketing the property over the last few months. She stated that she has seen a lot of young professional people taking interest in the facility. She is afraid that if they can't sell to the 55 and older age group she doesn't know what will happen to it. She stated that there is certainly enthusiasm in the 55 and older but their biggest concern is the size of the space. She said that they have a lot of interest from the younger professional and would like to see something happen with the facility that is positive rather than see it default.

Chairman Hammer made last call for any audience members to speak. There was no one else.

Commissioner Petrelli stated that he agreed with Mr. Barry that it is up to the developer and the association to determine how a person can occupy a particular apartment or condominium. He stated that he also agreed with Mr. Reilly and that they may need to be concerned about Phase II but right now they are hearing Phase I and that the building is complete, ready to be marketed and they are facing a very serious chance that the property could foreclose. Commissioner Petrelli said that if something else was to take over the building they could be looking at more serious traffic issues.

Commissioner Jurasin asked the applicant how long they marketed it for the age restricted.

John Tartaglia project manager for 291 Ridge Road. He stated that when they purchased the property that within a year they had 2 models open so the property has been marketed for more than a year to the over 55 market. They had reservations and most cancelled for several reasons. One was that the taxes were very high. Mr. Tartaglia made a

record that was submitted to the commission of detailed information of tax ramification of the property around the area. The taxes that are assessed on their condominiums are 200-300% higher than the houses in the immediate vicinity. He stated that the next reason was because of the size. People liked the units but then realized there was not enough storage space. Mr. Tartaglia adjusted to that by making the garages bigger with more storage. The third reason was health. He stated that there is a different subgroup than the over 55. He says you have a group of younger 55's who are active and want something bigger, than you the middle group 65-70, and then you have 70 and above. They were getting reservations from the 70 and above and one or both couples had gotten ill and required a different level of care and were not appropriate for this facility. He stated that they worked very hard to market them, they had a professional broker and he went with literature and gave presentations to every senior citizen center in the surrounding towns. He marketed it completely.

Mr. Tartaglia stated that they have a lot of interest for Phase II which is the larger units but they can't build them unless they sell the front building. He said that in a few months the whole project is going to tank. The interest reserve is almost exhausted. They have had plenty of time to market them and the bank doesn't want to give them more time.

Mr. Tartaglia stated he has worked on so hard on this project and it shows. The project is high quality and beautifully done. Is has taken long time due to the requirements made by the town for special sprinkler regulations that do not even exist in the state. They have done 100% to satisfy the building inspectors.

He stated that he has never lied or misrepresented anything to the board.

Mr. Tartaglia made a point about the area and that his building is on one side of the Berlin Turnpike, across the street there is a tower and a fire station that uses their siren too much. He stated that directly behind Tollgate Road there is a major shopping center and there is 300 to 400 units of rental housing and section 8 senior housing projects that Wethersfield has approved and HUD has financed. He says there are office buildings within 1500 feet of his property and two welfare motels that he does not understand how they exist in this town. They have made a beautiful project that has added to the neighborhood and has bettered the town. Mr. Tartaglia also stated for someone to say that they didn't want him to rent, any house on Ridge Road can rent short term or long term. He went onto say why would you prohibit anyone wanting to buy to lease when anyone on Ridge Road and including Mr. Civitello (who has his house for sale) can lease or rent their homes. Mr. Tartaglia said that he has gone to the mayor, town manager and everyone was in support of the project and never thought that anyone was going to oppose to it.

Mr. Barry followed with a statement saying that Mr. Tartaglia complies and there wasn't a department present to say something hasn't been done. He added that he believes that Phase II will be more of a success to the over 55 than the building up front. Mr. Barry stated that he didn't feel that someone should be penalized for an economical plan that didn't work out. It happens too many and he didn't feel it was a reason to turn someone down. Mr. Barry commented on a comment made by Mr. Civitello in regards to there being no change since March and with the statements made by Ms. Hodges, Mr. Peplau and Ms. Dargie from Coldwell Banker there has been a lot of change. Mr. Barry also did not agree with the comment Mr. Civitello made about there being no other building on Ridge Road like this and he stated that there is one in the southeast corner that is not a residence.

Commissioner McHugh wanted to know what the neighbors wanted to see happen on the property. Mr. Civitello only asks that a fairer chance be given to the 55 and older. He is fine with the 55 and older. He was in favor in terms that it was the best fit given the history. He did not feel there has been enough time to the 55 and older.

Commissioner McHugh appreciated what the neighbors have addressed. She attended both hearings on the original applications and originally the concerns were about flooding, traffic and privacy. She stated that none of those issues have been raised other than traffic. Commissioner McHugh stated she is very happy to see that the building has been beautifully restored and is sad to see that they can't market it. She added that they have to look at what is good for the neighborhood and the town. She thinks the neighborhood has been improved and the town is benefiting. Commissioner McHugh stated she think they need to give the property a chance.

Commissioner Roberts agrees with Commissioner McHugh but wanted to add that he does not want to see their Condo documents say something that inadvertently invalidate the age restriction on Phase II.

Commissioner Munroe thinks that there is going to be more problems selling the properties with a mixed age group.

Clerk Knecht doesn't understand the pricing range and doesn't feel that mixing the ages is right.

Chairman Hammer agreed with Commissioners McHugh and Roberts.

Commissioner Harley made a motion to approve **APPLICATION NO. 1583-07-Z** which was requesting modification to a previous special permit Application No. 1478-05-Z with the removal of stipulation #4 for the age restriction and also granted the waiver for the minimum floor area requirement.

Commissioner Petrelli seconded the motion

Chairman Hammer suggested that the Town's Attorney review the applicants Condo declaration documents to make sure that they are not doing anything in the way of jeopardizing Phase II's restriction.

The members voted as follows (6-3-0)

Aye: Hammer, Harley, Roberts, Petrelli, Homicki, McHugh

Nay: Munroe, Jurasin, Knecht

Abst: None

There was a short break.

**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 this was the 1st opened hearing

Greg Hunt the site engineer for the project stated that they are proposing a 5000square foot 20 bay garage for storage and additional parking area. The building will be unoccupied space with no plumbing and only electricity.

John Tartaglia stated that the building that is there that you cannot park in the building and the tenants that have trucks that have valuables want to rent the garages to park their work trucks in. The garages will be 25 foot deep by 10 foot wide by 10 1/2 foot height. The only electricity is for lighting the exterior parking lot not for the bays. Based on an issue Gary Santoro brought forth about the zoning when you do storage with a fire code. They have agreed to put up an 8 inch block wall in every bay or every other which ever Mr. Santoro wants. The building will not need sprinklers because of the fully fire proof walls.

Chairman Hammer asked if the use of the storage building would be limited to the tenants in the other building. Mr. Tartaglia answered no they have had people need space to store work equipment. It is being offered first to the tenants and then everyone else who wants to rent a garage for \$150 a month.

Chairman Hammer also asked if the tenants are going to be limited to storage as opposed to repairing machinery. Mr. Tartaglia stated that it is only dead storage. No repairs, No occupancy. No use of any kind.

Mr. Tartaglia stated that one of the big uses is Digorgio they have 4 smaller trucks that have valuable tools and have been broken into and he has been in contact with the police and has put up a small fence. They want to be able to lock up their trucks.

Commissioner Petrelli asked if there is was a fire and there is no sprinkler system. Mr. Tartaglia stated that before they even did this he went to Mr. Santoro and he said if you put up cement block wall it creates a fire proof barrier and you are only looking at one space to go between the steel and concrete. There are fire hydrants on Russell Road and Arrow Road.

Commissioner Oickle stated that they have done a good job over at the property however, he wanted to know where the architectural views were. Mr. Tartaglia stated that he spoke with Mr. Gillespie and he had told them that they wanted to see the elevations. He is buying these plans from Heritage Building Systems and they will not actually put together the plans until they buy the building and they cannot buy the building until they get approval. They did give them a prototypical set of drawings for this size building. It was emailed to him two weeks ago and he sent it to Mr. Gillespie and said he submitted to the design board.

Commissioner Oickle stated that the trash receptacles need to be screened. Mr. Tartaglia stated that he spoke to Mr. Gillespie and they had agree that screening with trees was appropriate but if they want more he will do more. He stated that he cannot screen with a fence due to industrial trucks picking up the containers they would knock the fencing down. For the containers that are existing they are proposing to make a concrete pad in the back to put them on.

Commissioner Oickle asked why the lower parking area was not paved. Mr. Tartaglia stated they put stone dust there because it seemed to be a better idea for that area. If they paved that area they would have to drain it. They will be dressing it up with 3-4 more inches of nicer stone dust.

Jeffrey Gebrain landscape architect referenced memo from him to staff dated September 14, 2007. They are working on making this a presentable landscaped lot. He stated that there is 37624.73 square feet and according to the regulations there is 15% area for landscaping. They are proposing 15.4%. Mr. Gebrain showed the commission the plans for the landscape of the property.

Commissioner Oickle asked Mr. Gillespie if the staff has been working with them on the landscaping. Mr. Gillespie stated that they did get design approval but one thing they haven't got is a final set of calculations regarding all of the landscaping requirements. They have asked to grant a wavier. Commissioner Jurasin asked if the wavier was for the location of the landscaping. Mr. Gillespie was not sure based on they have not received all the calculations that they would normally get.

Commissioner Munroe noticed that on the drawings the one way do not enter is facing the wrong way and thought that on the site there are more signs needed.

Chairman Hammer called on audience members.

Mike, Schoolhouse Crossing is concerned that the building is encroaching closer to the condo complex.

Jeff Downes, 27 Sawmill Road his concern is are the bays going to be used by the existing businesses or new businesses. He stated that once this is completed he thinks there should be a better gating system. He mentioned that he noticed two guys in the dumpster at 7:00 pm stealing gutter material. He also wanted to know what types of doors will be on the bays. Mr. Tartaglia answered there are 20 garage doors.

Joan Silverio, 25 Potter Crossing, stated that it has been a quiet peaceful neighborhood and over the years changes have been made to the building the neighborhood has witnessed firecrackers going off for no reason, truck leaving the property at 4:30am, She recommends that it not be approved because of the disturbance of peace. Ms. Silverio asked if there was a need for more storage because USA Storage was right behind them. She mentioned the exterior lighting at night.

Rosalie Germano, 17 Tinsmith Crossing, wanted to know how many parking spaces. The site engineer answered about 50. Ms. Germano says with 50 spaces and 20 garages that leaves a potential of 70 trucks coming and going.

Mary Plonkaska, 60 Tinsmith Crossing, stated when the building was purchased and the renovation started she did see an improvement but she said that all the landscaping that was suppose to be in originally has not been done. She stated that all the trees on Russell road have been cut down and now they hear more traffic from the Berlin Turnpike. She complained that there are landscapers that come at 6:00am Sunday mornings and start their engines loudly. She also stated that in the winter the snow gets plowed into Arrow Road. She would like to see more trees to disguise the 20 garage doors and is concerned about the additional traffic. She wants the town to consider the 172 owners in that area

that pay \$3000-\$4000 in taxes and bring in revenue of over 680,000.

Mary Roman, 10 Tanner Crossing stated she likes what the developer has done. But doesn't think they need anymore than what is needed for the businesses that are there.

Elaine Reimer, 31 Potter Crossing has concerns about the increase in noise level. She has questioned if it was going to be a 24 hour operation.

Commissioner Jurasin stated he thinks the area has been improved and it is not a big building and also thinks that the issue with the wavier has been resolved. He would like to see an aerial view of the property to see where the homes and property lines are.

Chairman Hammer asked the commission members if they shared in Commissioner Jurasin point and if there was anything they wanted to add. Commissioner Oickle would like to see the staff and Town Engineer reviews and the landscaping issue. Commissioner Roberts would like to see what the building is going to look like. Commissioner Homicki thinks that lighting issue is critical and wanted to know about the rental rate and if it was going to be 24/7.

Mr. Tartaglia addressed the concerns. He stated he will get the aerial view for next time, he will work with someone from CR3 on the landscape calculations and get them to Mr. Gillespie. He also stated that the lighting plan has been submitted to the town and the design review. The income analysis about \$2500 a month and will primarily be the existing tenants. He does not want to put a restriction on when his tenants can come and go. The trees mentioned were not cut down by him. Russell Road is a state road and the state cut them down. Mr. Tartaglia stated that he strongly discourages trespassing on the property.

Commissioner Oickle made a motion to continue **APPLICATION NO. 1581-07-Z** discussion at the October 16th meeting.

Commissioner Hughes seconded the motion.

- Applicant to show aerial view of property to make sure building is not encroaching on green area
- Commissioner Oickle wants the staff to look into the requirements for parking lots.
- Applicant to be in touch with Mr. Gillespie on landscaping plans.
- Applicant to correct traffic sign on plans

The members voted as follows (10-0-0)

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

Nay: None

Abst: None

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

Mike Turner, Town Engineer stated that they had a consultation with the town insurance company and the police department and what they agreed upon is that they would post the route of the bike trail with signs. The bikers would follow the rules of the road for bicycles. There will be 2 sided signs where they may cross lines of traffic. He stated that this trail is 80-85% is on existing streets and all they are adding is signs and replacing some catch basins tops with grates.

Commissioner Roberts made a motion to approve **APPLICATION NO. 1584-07-Z** for site plan design review

Commissioner Oickle seconded the motion

The members voted as follows (9-0-1)

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

Nay: None

Abst: Jurasin

**APPLICATION WAS APPROVED.**

## **OTHER BUSINESS**

### **4.1 C.G.S. § 8-24 Review No. 04-07 - Use of Town Land**

Mike Turner, Town Engineer explained that the property owner was seeking permission to retain four arborvitae trees planted on Town Land. He stated that they have looked at it and they made sure it would not impact future public works. (which it doesn't). The home owner agreed and will sign the license agreement with the town that if the town needs to relocate the trees that it would be done on their expense.

Commissioner Jurasin made a motion to approve permission.

Commissioner Oickle seconded the motion.

The members voted as follows (10-0-0)

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

Nay: None

Abst: None

## **MINUTES**

Commissioner Oickle made a motion to approve the minutes from [August 7, 2007](#) and [September 4, 2007](#)

Commissioner Petrelli seconded the motion.

The members voted as follows (9-0-1)

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

Nay: None

Abst: McHugh

## **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 copy of the agenda for the Quarterly Meeting of the Wethersfield Land Use Boards Commissions to be held at 7:30 p.m. on Wednesday, September 26, 2007 at 30 Greenfield Street (Pitkin Community Center) **8.2** A letter dated September 4, 2007 from Frederick Clark to Bonnie Terrien, Town Manager regarding the Little Red School House parking lot expansion. **8.3** A letter dated September 14, 2007, from Jennifer Glick to Joseph Hammer regarding Rana Automaster and 61 Arrow Road.

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

The owners of the Bed and Breakfast are requesting to have outdoor special events.

### **ADJOURNMENT**

Commissioner Oickle made a motion to adjourn the meeting.

Commissioner Petrelli seconded the motion.

The members voted as follows (10-0-0)

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

Nay: None

Abst: None

**The meeting was adjourned at 10:40 p.m.**

Respectfully submitted,

Amy Chodorowski  
Planning and Zoning Recording Secretary