

**WETHERSFIELD PLANNING AND ZONING COMMISSION  
PUBLIC HEARING  
May 16, 2006**

The Wethersfield Planning and Zoning Commission held a public hearing on Tuesday, May 16, 2006 at 7:00 p.m. in the Wethersfield Police Department Meeting Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

**CALL TO ORDER**

Chairman Hammer called the meeting to order.

**ROLL CALL & SEATING OF ALTERNATES**

Chairman Hammer asked Clerk Knecht to call roll as follows.

<b>Member Name</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
Joseph Hammer, Chairman	X		
Philip Knecht, Clerk			X
Richard Roberts	X		
Thomas Harley	X		
Robert Jurasin	X		
John Hallisey			X
Dorcas McHugh	X		
Margaret Wagner	X		
Anthony Homicki	X		
James Hughes	X		
Frederick Petrelli			X
David Edwards	X		

Also present:

Peter Gillespie, Economic Development Manager/Town Planner

**OLD BUSINESS**

**APPLICATION NO. 1514-06-Z. Peter & Angela Crispim** Special Permit to construct a membrane structure in accordance with Section 3.6.B.2 at 73 Yale Street.---**Postponed until June 6, 2006.**

**APPLICATION NO. 1518-06-Z. John Tartaglia** Seeking a Change of Zone from A-1 (Single Family Residential) to SRD (Special Residential Development) at 295 Ridge Road.---**Hearing was opened and continued to June 6, 2006.**

**APPLICATION NO. 1521-06-Z. Wethersfield Evangelical Free Church** Seeking Site Plan & Design Review of a proposed parking lot expansion at 511 Maple Street.

Jeff LeMay, 68 Round Hill Road, said that they submitted a revised plan sheet with a landscape planting plan.

However, there was an error in the landscape table and he was not sure if the detail in the plans shows the intent. He said that the church is seeking approval to expand their parking lot. He said that at the last PZC meeting the commission motion to extend the review so that the church could meet with the neighbors, address the staff memo and incorporate design changes discussed at that time.

Mr. LeMay provided a recap of the proposed project. He said that they would like to add 77 spaces to the existing 99 at two locations. Site one would be south of the south parking lot with 45 spaces and site two would be at the north end of the main parking lot with 33 spaces. Both sites meet the site plan requirements. He said that the storm sewer modifications have been designed and the calculations have been submitted. The detention pond has been designed for the maximum buildout. The additional site lighting has been designed for safety and a new curb cut would be added on Maple Street. He said that the additional parking lots would bring the total paved area to 40% of the property, leaving 60% undeveloped. He said that they already have received Inland Wetlands and Design Review Committee approval.

Mr. LeMay said that they have a need for this parking and he has submitted a statement with two independent parking lot studies which shed light on the current and future need and trends. He said that there is a trend in increasing attendance and a definite future need for parking. He said that the peak off-site location pictures show where they have parked cars and on May 8 there were 33 cars with no designated spots. He handed out a site plan referenced to pictures. He said that the parking is in various areas - Butler Street and there are concerns with some of the people trying to cross Route 3. It is a heavily traveled road and at times during the winter safety is a concern. There is a concern with residential parking in the driveway of the mission house because people need to back onto Route 3. He said that another location is the former Daryll house that was taken down and is now all grass that they use for overflow but since it is grass it can't be utilized during the year. The figure shows 33 cars and some of these places can't be utilized and the need goes up more.

Mr. LeMay indicated that after the meeting two weeks ago, he contacted some neighbors to discuss the project. He said that he met on their property to discuss design, specifics in their yard and get a better idea of the view from their yard in order to be more sensitive. He said that he was not able to contact everyone but he went door to door and got quite a few neighbors to talk to. He said that he modified the plans to incorporate the concerns of the neighbors and the commission and add trees on the side of the detention pond where there are gaps in the trees that didn't grow in as well as they should. He said that they coordinated planting plans and added a stockade fence to both sides of the west parking lot and an extension of the existing. He said that the north parking lot extends down at least to the west end of the parking lot which is where the drainage concern is. He said that they are also providing a dumpster enclosure. He added that Inland Wetlands would like a stormwater maintenance plan for the detention pond and the neighbors have been concerned about the maintenance of the detention pond. Mr. LeMay said that the plan will include a section about maintenance not only water quality and quantity but also aesthetics. He said that a detention pond is not meant to look like a lawn but it is unsightly if the grass is too tall, so he can have someone trim it a few times a year. He said that they will extend the fence and he did meet with one neighbor on a rainy day and they have ponding just beyond the church site because their property is in a low point. He said that if there is something that the church can do they will, but he has to survey and do the grade changes.

The site lighting was then discussed. Mr. LeMay said that it had been reevaluated and the lighting plan as designed is preferred and meets all requirements for fixtures. The concepts are to control lights.

Commissioner McHugh said that she was looking at the wood fence on the plan and asked if it is stockade for that distance. Mr. LeMay clarified that the wood fence is existing on the survey and plan C-7 shows 170 feet of wood stockade fence. Commissioner McHugh then asked how to tell which trees is existing on the east side and which were to be planted. Mr. LeMay said that the landscape planting plan on sheet C-11 shows the larger symmetrical shapes as the proposed trees. Commissioner McHugh asked what kind of trees would be added. Mr. LeMay said that they would be cypress. Commissioner McHugh said that she recognizes that the detention pond is not pretty and has a function, however the neighbors deserve protection.

Commissioner Hughes asked if the current project would leave 60% of the site undeveloped, and that this doesn't impact Phase II or III, and asked what the best case is for Phase III. Mr. LeMay said that the regulations require 25% green area and they would meet that. He said that the building layout on the plan is conceptual and based on need.

Commissioner Jurasin said that he is familiar with the issues and the parking across the street. He just misses the reason why they are asking for 77 spaces when they only need 33. Mr. LeMay said that it is based upon future need as they have had 45-50 spaces that they need. Commissioner Jurasin said that there still is a significance difference between 45-50 and 77 and he asked if they could still satisfy the parking demand with only one of these proposed lots. Mr. LeMay said that their facility holds 300 people, but at the peak can hold 400 people. So they still have the potential for 100 more people. He said that looking at the future they would need one parking lot now and a few years later another one. He said that their experience has been that 40 cars now need parking, but they can put 400 people in the church so they will need to park more cars. He added that they have had an increase in attendance since 2003 and their numbers were substantiated.

Mr. LeMay said that the state DOT said that they would not look at the project until it was approved by the PZC. Commissioner Jurasin asked why they were going to the STC and not just the district. Mr. LeMay said that they started with the STC even though they did not meet the 200 space threshold or the 10000 s.f. threshold. He said that he was told to contact a certain person to start the process. Commissioner Harley said that the contact person is a district person. Commissioner Jurasin said that he is concerned that what has been done is not just transferring an accident area. Mr. LeMay said that here are two ways to look at it. One is that people walking across the street and the other is the site lines for the curbcut. He said that 7-8 years ago they had gotten plans and laid out site lines with no numbers and they were not creating a more unsafe situation. He understands that they have to go through the process with the state.

Commissioner Jurasin asked if the lighting, landscaping and curbcuts are up in the air how they will do this. Chairman Hammer said that they won't be able to pull a building permit until the state curbcut is approved. Commissioner Jurasin said that they have not looked at safety and they still have a responsibility to safety. Chairman Hammer said that they can operate under the assumption that the state would do something. Commissioner Jurasin asked about the lighting also.

Mr. LeMay said that they asked the tree warden about the landscape plan. Chairman Hammer said that if the PZC thinks that more is needed than they can ask for more. Mr. LeMay said that they are proposing a curbcut but the design may be done without it. He added that they could probably use the lot with the existing curbcut so that they don't disturb the process. Commissioner Jurasin said that the level of need of the curbcut and another alternative driveway such as right in/right out are things that he is interested in knowing. Mr. LeMay said that the plan is contingent on meeting with the DOT and he anticipates that the current south entrance would be one way. He is concerned about the way people enter and exit.

Commissioner Wagner said that she was given a copy of the concept plan of build out and Phase III which is the new sanctuary seems to be located on top of the north parking lot, are they planning on tearing up the parking lot. Mr. LeMay said that concept plan was created in 1996 and it would be closer to Meadowgate. Commissioner Wagner asked how many spaces total. Mr. LeMay said that there would be 177 with these two lots.

Chairman Hammer asked for public comment to address the new material.

Jerry Kerr, 67 Meadowgate, discussed specifics about the number of spaces. He said that the growth in the last ten years shows that they have a loyal following. He said that the 1997 plan called for 4 people per vehicle. He talked about the population growth and number of spaces. He said that the trouble is that they have an 8 a.m., 9:30 a.m. and 11 a.m. mass. The 8 a.m. has plenty of spaces and 40 people stay for the 9:30 and the 11 a.m. has 40-45 spaces available. By 1 p.m., everything is closed. He said that is isn't the high growth but a scheduling problem. But before they come to the PZC, they should be held to fill every space. They should go to a fourth service. There is no need for expansion, they can use the spaces that they have.

Jack Moreau, 106 Boulter Road, said that the church said that they visited the neighborhood two weeks ago and there is always someone in his yard and they didn't talk to him. He said that he abuts the parking lot on the north side. He invited the commission to come to his backyard to see what he will be looking at even with the trees.

Tony Camillere, 128 Boulter, said that he has been there for 15 years. He was a part of the first expansion and he didn't

know about their other expansions. He said that his is the property closest to the church and existing parking lot. He said that he felt that the area of Boulter, Meadowgate and Randy Lane is an attractive neighborhood but the expansion doesn't feel in keeping with the character. He said that the plan to pave more of the green space is disheartening. He doesn't think that the growth is enough to have other masses. His church has many more parishioners than this church and that needs to be considered. He said that there would be more traffic on Route 3 which is already a dangerous curve. He said that it will be impact on all of the neighbors. He added that some trees were put up and they took down lots of trees, there needs to be more control. Commissioner Hughes asked him as an abutter how he feels that this will impact the property value. Mr. Camillere said that it will impact in a negative way. He said that every car that enters will shine its headlights into his yard. He has lived with that, but more expansion will be worse for the neighborhood.

Larry Gray, 140 Boulter Road, has been there over 20 years. He said that the last project brought the parking lot behind his property and asked if the expansion will eliminate people parking on the street. He said that people park on the street for convenience and the expansion will probably not serve the purpose and he is concerned about his property value as he is directly behind.

Tom Kisslebeck, Boulter Road, said that he never got called. He said that his neighbor is a member of the church and doesn't want the fence. Mr. Kisslebeck asked that the fence be continued through.

Joanne Coza, 82 Meadowgate Road, said that she has a lot of concerns and she is opposed to the project. She said that Pastor Solberg and Mr. LeMay did meet with her and her husband. She questioned the overall need. She still doesn't see the need and she went to the church and found that parking was not an issue at 8 a.m. even though there were people parking on Butler. Then she came back at 9:30 a.m. and the same cars were still on Butler but there was parking available. She said that she was told to wait until 9:50 a.m. and the parking lot did get filled up and then people stay for the 11 a.m. mass. She said that it is logical to reschedule. She added that the 11 a.m. mass still had empty spaces in the lot. Ms. Coza said that it is a densely populated residential area and this will negatively impact the neighborhood with blacktop and lights and she doesn't see the need.

Ms. Coza said that she was there when they did grant easement for the pipe seven years ago and it was understood that it should be maintained. She said that the applicant did agree about the need for cleanup and she was pleased to hear that a maintenance schedule will be put in place. She said that they met on May 2 and the water had gathered on the right hand side, and that any construction will alter the flow of water. Therefore, until they know where the water is coming from, no construction should be contemplated. Ms. Coza said that the other issue is the trees planted on the berm. She said that it is worth noting how they will water the trees back there. She asked how many years will the neighbors on Meadowgate have to wait for them to fill in, they will not serve as the intended buffer and they need a fence there. She said that she was not privy to the master plan and the addition of another sanctuary is not characteristic of the neighborhood and there are lighting and drainage issues.

Bob Camillere, 52 Meadowgate, said that he doesn't think that the changes are conducive to the residential neighborhood, and property values will take effect with the expansion. He said that he has shrubs in his yard so he doesn't see all of the parking and lighting but they probably should have a lighting plan and some guidelines. He said that he is in the lighting business and hasn't seen a photometric need. They have daytime services and lighting for security at night that is controlled by a time clock and lighting on the building is all they need. He would like to see more detail in the town recommendations for lighting.

Commissioner Jurasin said that he is not sure what is being asked of the commission. Mr. Gillespie said that this is a site plan approval for a parking lot with curbcut and landscaping. Commissioner Jurasin asked why it wasn't a public hearing. Mr. Gillespie said that parking lot activity is not a use that requires a special permit. Commissioner Jurasin asked if there was a report from Mike Turner. Mr. Gillespie said that there was a report from Inland Wetlands when they reviewed the drainage. He said that Mike Turner does a letter and reviews, and in this case he mentioned that the calculations were acceptable, but there was no memo. Commissioner Jurasin requested a response from the applicant.

Scott Solberg, 495 Maple Street, said that he is the pastor of the church and he wanted to appeal to the need for the spaces. He said that in 2003 they had 287 people and in 2006 they have 370 people and have exceeded 400 people four times this year. He said that the educational classes have 100 children and they are running out of space inside. They

are going to impact traffic and parking as they are experiencing growth and do not sense any slowing down. They are looking at the capacity and they sense a need. He said that the estimate of 2.1 people/car plays into their need to deal with the people coming to church. He said that they don't think that they should be sequestered to land to do what they need to do, and they are experiencing growth.

Commissioner Jurasin said that the numbers were mentioned but the proof is what happens on Sunday from 8 a.m. to 1 p.m. He said that he understands that there are increases but they are almost doubling the number of parking spaces by adding 77. He said that the feedback is that other than the 20 minutes around 10:30, is there really a shortage?

Mr. Solberg said that it is true that the peak time is 9:30 a.m. to 10:30 a.m. because there is both a service and educational classes. He said that in the third service they have reached the highest attendance and in the second hour they are experiencing more people than the classes can hold. They are looking to divide and move to another service. He said that every 100 people add 57 parking spaces.

Commissioner Hughes asked when it makes sense to add a fourth service. Mr. Solberg said that they do it differently than someone else's frame of reference. He said that he is not judging and that it is not as simple as adding a service. In fact, he said that they had looked at a Saturday night but it hasn't been pursued. Commissioner Hughes asked what the bare minimum number of parking spaces was that they need. Mr. Solberg said that this is what they are asking for.

Commissioner Homicki said that they are focused on Sunday and what is the church being used for the other six days. Mr. Solberg said that the frequency runs with the school year from September to May. Monday nights they have a mom's group, Tuesday nights they have something else. Commissioner Homicki asked what the percentage of the parking lot is used during the week. Mr. Solberg said that that the main parking lot near the church is used. Commissioner Homicki asked if the events go beyond 8. Mr. Solberg said that they can go to 9:30 p.m.

Mr. LeMay said that most of the comments were about a lack of need although Ms. Coza did have some technical questions. He said that she had some good concerns and they plan to address them. He said that they will add screening on the north side of the parking lot. He said that he will not go back to the previous project because he wasn't around, but he wants to focus on what he puts forth. He said that the town can hold them accountable to make sure that the trees are maintained, and they don't want to spend additional money to replace the plantings. He said that she has concerns about water and she does have ponding which she didn't have several years ago. He said that they haven't done anything to create ponding but he does want to help. He said that if they don't feel that a fence is appropriate then they need plantings on both sides, he will stagger the trees as appropriate. He said that he had gone to Mr. Kisslebeck's house with no answer, and he knew that Mr. Moreau had spoken to a member of the church so he didn't think there was an issue. He said that they did make an attempt. He said that there are no technical design issues to address and lights are another issue.

Commissioner Wagner asked how much it will cost the church. Mr. LeMay said between \$150,000 and \$170,000 as they are adding considerable plantings. He said that they would not go through this if there wasn't a need.

Commissioner Homicki said that the traffic study was unclear to him and he wondered why the state wasn't involved. Commissioner Harley said that the state has two processes, either the State Traffic Commission (STC) process or a simple permit process. He said that this is the second process where they would look at curbcuts onto state property for egress and insurance. Commissioner Homicki said that it is not unusual then for the applicant to be in front of the PZC before the State. Commissioner Harley said that it is not unusual to get PZC approval first.

Commissioner Homicki said that if they are building something will it increase traffic flow. Mr. LeMay said that he would like to think that the approval process at this level will address the design and the need for this parking. He said that they have made a good attempt to locate the parking.

Chairman Hammer asked for a discussion and whether the commissioners wanted to act on this. Commissioner Hughes asked if plan review was to approve what was in front of them or send them back to the drawing board. Chairman Hammer said that they can approve, deny or something in between. Commissioner Hughes said that there was a large turnout twice and that the sense from the neighborhood is stronger this time. He said that the parties should get together, as there is a feeling of negative property impact and quality of life. He said that everyone wants to live in

harmony.

Commissioner Jurasin said that he understands where the church is coming from and the neighbors are coming from and while it is cheaper to do it all at once, he does not see the demonstrated need to build almost double the parking spaces. He said that he would like them to go back to the drawing board with the neighbors to see if there is a solution, such as one location instead of two. He said that if it makes sense, maybe a 48 space lot as is and it could be done without a curbcut as some of their solution. He said he would like to see if the church is willing to phase it out further if they only need 40 spaces now and by the time the other 40 are needed, they could generate a whole new site plan. He said that he would also like to see a written report as it relates to drainage, the detention pond and lighting. He said that he is not convinced that this is the optimal plan and they should go back and look at phasing.

Commissioner Harley agreed with Commissioner Jurasin and said if they do go with one lot and if it is the south lot they should proceed with the curbcut as people might not want to park there if they are closed in. He doesn't want to see them create a lot that moves more people to Butler Street. He would like to reiterate the importance of lighting and that in no way should they have an unlit paved surface. Mr. Gillespie said that required lighting is based upon activity and some lots don't have lighting. Commissioner Jurasin said that people park close up other than on Sunday.

Chairman Hammer said that three people favor continuing it to the next meeting. Commissioner Homicki complemented the efforts on the buffer. He said that he would like to see the property that abuts the neighbors quiet 6 of the 7 nights with low lighting and low traffic. He appreciates knowing what Phase II and Phase III will entail and he is intrigued to see traffic issues are on a lower agenda.

Commissioner Edwards mentioned that he is concerned about people going in and out of the lot and the sequencing of how they park and then get to the church. Mr. LeMay said that the south lot has concrete sidewalks.

Commissioner Jurasin made a motion to table in order to have the neighbors and the church take in what they have heard said and the applicant should come back to the next meeting with a response.

Commissioner Hughes asked if there should be a timeline. Chairman Hammer said that if they table the matter, the applicant will come back at the next meeting and if they need more time than that, the PZC can accommodate that. Commissioner Jurasin said that they would have to request more time.

Commissioner Hughes seconded the motion.

Commissioner Wagner said that she doesn't understand the need to delay if the applicant only needs one parking lot, then why doesn't the commission only approve the south or north parking lot. They are not asking them to come back with new plans. Commissioner Jurasin said that he would like them to come back with the south parking lot with a certain number of spaces and a curbcut and have drainage and lighting reviewed by the town engineer and he would like to be able to approve a specific plan. Commissioner Wagner said that she wants to be able to tell the applicant what the expectation is because the commission has already asked everyone to come out twice. She said that they are asking the church to again meet with the property owners and the church has done an extreme effort and the property owners have met and there are some issues that have been resolved. Commissioner Jurasin said that he is not sure if the PZC has a consensus.

Chairman Hammer said that it would be helpful to give the applicant an opportunity to meet again and give them a chance. Commissioner Jurasin agreed to give them a chance to come back with a site plan that they can approve. Commissioner Roberts added that the PZC is not in a position to redraw the site plan and he would rather give the people a chance to talk.

The vote taken on the motion was as follows (8-1-0):

Aye: Hammer, Jurasin, Harley, Edwards, Roberts, McHugh, Homicki, Hughes

Nay: Wagner

Abst: None

**APPLICATION NO. 1519-06-Z. John Tartaglia** Seeking Site Plan and Design Review to renovate eight (8) existing units and construct nine (9) new units of active adult housing at 295 Ridge Road. Postponed until June 6, 2006.

## **NEW BUSINESS**

**APPLICATION NO. 1523-05-Z. Belgin Emlak, LLC** Seeking a Special Permit for approval of an office at 121 Main Street and to renovate and increase day care capacity at 80 Garden Street.

Ozlem Camli, 84 Hillcrest Street, introduced the application. She said that the application is for the expansion of the Rainbow Center at 80 Garden Street. The center is licensed for 45 children and 4 classrooms with 7 staff members. The building is fully sprinklered and there are 11 parking spaces with 5 for pickup and dropoff. They have successfully operated for over 6 years and they serve over 200 families. Neither the staff nor any of their families park on Garden Street.

Ms. Camli said that the second floor is currently offices and they would like to use them as two more classrooms, one for preschool and one for kindergarten. They would need to renovate the bathroom also. They also would be increasing by 30% to add 18 children. She said that they have checked the codes for a second means of egress and have discussed code issues with numerous officials. The proposal is for a staircase from the back window of the property. She said that they have superimposed the exit ramp onto the fenced in playground space and this is different from the first proposal. The original proposal was to make the staircase close to the kitchen and window and they were told to use the left side window and come down from the flat roof as an appropriate alternative. The second means of egress would be covered on top and made of wood meeting all building codes. There would be no change on the site and it would not be visible from the street. She said that they plan to connect 80 Garden Street to 121 Main Street by a stone walkway. She showed the site plan and described it. She added that the Historic District Commission required the change in the walkway from concrete to stone.

Ms. Camli said that their traffic engineer created an addendum and with the current traffic flow the maximum number of pick up and drop off would be 9 with the 30% increase. He projected a maximum of 13 cars within a half hour. The data showed that the duration of pickup is between 5-10 minutes and each pick up and drop off can accommodate 3 cars. The maximum number of cars is 15 and the projected number is 13. They can accommodate and provide an adequate number and the site plan and data show that there would be adequate flow. Ms. Camli said that he first means of egress is the front door and the second floor has an exclusive front door entrance, and that the second means of egress would be for emergency.

Dr. Laura Saunders, 84 Hillcrest Road, described the proposed changes to the property at 121 Main Street. She said that the second floor would be used for psychiatric services. Currently the second floor and first floor entry are in the back. The first floor would remain a residence so the building would be mixed use business and residential. She described the interior and exterior changes and that two parking spaces would be for the residence and two for the business uses. She added that the second floor would have four offices and since it would be considered an annex of the Rainbow Center they would be able to utilize additional parking at 80 Garden Street. She said that the number of spaces required at Garden Street wanes in the afternoon. The garage would be taken down to create the parking lot and the changes have been approved by the Historic District Commission.

Commissioner McHugh asked if they had shared the plan with the neighbors. Ms. Camli said that they talked with Wolf, Walsh and Judy K ceramics and that they had no issues, in fact, Walsh was excited about the landscaping. Dr. Saunders added that they are next to Judy K ceramics which is also a mixed use so they would be consistent.

Commissioner McHugh asked if the four offices and two parking spaces at 121 Main Street would require two additional spaces at 80 Garden Street. Dr. Saunders said that the use of 80 Garden Street wanes in the afternoon and the use of the psych center comes after school into the evening. She said that they have a chart that shows that the staff leaves at 2:30 and by 4 or 5 pm there may be only a few staff left.

Chairman Hammer asked how they handle the situation with so many parents. Ms. Camli said that they have a lot of sibling pairs and that one pickup/dropoff may be for two children. She added that they come between 7 and 10 in the morning and leave between 3 and 6 in the afternoon so there is an extended period of time and they only use 3 of the allotted 5 spaces consistently. Chairman Hammer asked if the parents use the street and that no cars can pass one another on that street in the winter. Dr. Saunders said that they were held to the standard to accommodate all parking and pick up and drop off in the lot and that is why they had a traffic study done in 2000. They have a maximum of 10 minutes and they have no problem.

Chairman Hammer asked if they expect everyone to come at 4:30. Ms. Camli said that the staff accommodates the children and will come early or leave late depending on the number of children. Chairman Hammer asked if there were an adequate number for the staff. Ms. Camli said more than enough.

Commissioner McHugh asked about the age of the students at the center. Ms. Camli said that it ranges from 3 months to 6 years old. Commissioner McHugh asked if the children have to be walked in. Ms. Camli said that no child is allowed to exit by themselves, they must be walked in and walked out. She added that there is an eighth staff member who does lunch coverage from 12-2 p.m.

Mr. Gillespie said that the plan for 121 Main Street requires not a variance but a waiver from the PZC to modify the landscaping requirement for a 5 foot landscaping strip. The landscaping strip has been waived by the Historic District Commission and they also granted a 10 foot driveway. Ms. Camli said that they would like to keep the driveway as it is at 10 foot wide instead of 12 foot.

Chairman Hammer asked about the fence. Ms. Camli said that they have a stockade fence and the neighbor has a chainlink. Chairman Hammer asked how high. The applicant wasn't sure but Mr. Gillespie said it was 6 feet tall. Chairman Hammer asked if this was to prevent headlights from bothering the neighbors and Ms. Camli said that it was and she has talked to them and they have no problem.

Chairman Hammer asked for comment from the public.

Rose Bish, 35 Center Street, said that she is not an immediate neighbor but she does urge the PZC to strongly approve. She said that she utilized the daycare in the basement of the Stillman School when her kids were young and after that closed there was a long time until the Rainbow Center filled the needs in town. She said that there should be a resource like this in town and she would like the commission to consider approval.

Commissioner Hughes made a motion to close the public hearing.

Commissioner Homicki seconded the motion.

All members present voted in favor of the motion. (9-0-0)

Aye: Hammer, Jurasin, Harley, Edwards, Roberts, McHugh, Wagner, Homicki, Hughes

Nay: None

Abst: None

Commissioner Roberts made a motion to approve the application as submitted with a waiver of the 5 foot landscaping buffer and reflecting that the driveway will remain as is.

Commissioner McHugh seconded the motion.

All members present voted in favor of the motion. (9-0-0)

Aye: Hammer, Jurasin, Harley, Edwards, Roberts, McHugh, Wagner, Homicki, Hughes

Nay: None

Abst: None

**APPLICATION NO. 1524-06-Z. William & Lisa Driscoll** Seeking a Special Permit to park a camper in accordance with Section 3.5.1.B.4.

Lisa Driscoll said that she and her husband are applying for a 41 foot recreation vehicle at 139 Collier Road. They had a 30 foot trailer from November of 2004 to April 6, 2006 and never had any complaints. She said that it is barely visible from the street as the property is lined with trees and shrubs. The house and yard are clean and never cluttered. Ms. Driscoll said that the 41 foot trailer is bigger but when the hooked up to the trailer it is one foot shorter. Her husband has a commercial driver's license and if there is a safety issue moving it from the back to the front, she has little kids that are 3 and 6 and she is always on the lookout. If it was an issue, they can notify the neighbors when they plan to move the camper and give them a date and time.

Chairman Hammer asked if the reason that they need a special permit is because of the length of the camper. Mr. Gillespie said that an RV up to 18 feet is allowed and this one exceeds the requirements, therefore they can request permission to park it through a special permit process.

Commissioner Harley noted that there were letters from the neighbors in their packet and asked if there was any other input from neighbors. Ms. Driscoll said that the neighbor directly behind and adjoining and one or two down have said that they do not have a problem and she thought that they sent letters in. Chairman Hammer asked if they enter from Collier and what is the position of the neighbor on the left. Ms. Driscoll said that they objected. Chairman Hammer asked about the neighbor in the rear and to the right. Ms. Driscoll said that they are in support.

Commissioner Wagner asked about the area of the lot. Bill Driscoll said that they have 3/4 of an acre. Commissioner McHugh asked how often they put the trailer in and out. Mr. Driscoll said 6-10 times a year, a dozen at most. Commissioner McHugh asked if they usually know in advance when they are going to use it. Ms. Driscoll said that they get reservations in advance and they already have weekends planned. Commissioner McHugh asked if it was parked at the property today. Ms. Driscoll said that it wasn't because her husband was planning on going on a trip. Commissioner Homicki asked how long they would like to have it parked there. Ms. Driscoll said forever or at least keep it there during the months that they use it and store it somewhere else for the winter. Commissioner Homicki asked if there was a 30 foot trailer there. Ms. Driscoll said that there was until April 6. Chairman Hammer asked what months out of the year that they use the camper. Ms. Driscoll said May through October.

Commissioner Roberts asked if they chose to park it on this side for a reason or is it possible to park it on the other side. Mr. Driscoll said that it is safer and easier on this side.

Chairman Hammer then asked any members of the public to speak.

Kathi and Bruce Stickley, 147 Collier Road, came forward to speak in opposition to the proposal. Ms. Stickley presented pictures taken from her kitchen window that show the scale of the trailer against the swingset. She said that the distance to maneuver the trailer overlaps onto their property to move it in or out. She said that it is over 41 feet long and not a small exception to the regulations which the town has spent a lot of time developing. She said that the town maintains property values with strong zoning laws and that approving this special permit allows other residents to park on other people's yards. They will pave the way and the property values will be weaker.

Mr. Stickley said that the question is whether the overall property values will weaken or be improved. He said that they have a family of five and any addition they choose to do to their house would be out the back, and the view would be looking at the trailer half the year when it is not covered by trees.

Ms. Stickley said that the trailer moves in and out on their property and if they had a fence on their property would that prevent the trailer from moving in and out. She asked if the commission got her letter and it was confirmed that they did. She asked if her property was sold, could the new owner file a complaint. Chairman Hammer said that if the Driscolls got approval and they sell the property is approved for that camper. Ms. Driscoll wondered if she wants to sell, what does she tell a buyer. Chairman Hammer said that the commission has the ability to grant a permit for a

certain period of time. Ms. Stickley said that they are looking for permanent parking. Chairman Hammer noted that the commission can decide whether to grant it at all.

Commissioner McHugh asked if it was the size of the camper that was the problem and how this one differs from the other one. Ms. Stickley said it is the size, it is just too big and they acknowledge that it is too big. She said when it is between the two garages, it is massive. Chairman Hammer asked about the one before it. Ms. Stickley said that they had no issues with that one and that Mr. Driscoll is a great driver. However, she has a three year old that can fly out the door and she is nervous. She said that it is too large to be in a residential area between two houses and is paving the way for other homeowners.

Commissioner Hughes asked if a fence or shrubbery would be sizeable enough. Ms. Stickley said that it is too big and that the height would be above the shrubs, it is the height of the peak of the garage. Commissioner Hughes mentioned that Commissioner Roberts asked if it went to the other side would that be better. Ms. Stickley said that it is too big to put on residential property. Chairman Hammer asked if it stays where it is or is on the other side, which she prefers. She said the other side.

Mr. Driscoll said that they feel like they get it back there no problem and that the concern with kids, he would not put anyone's life in jeopardy. He added that if they feel more comfortable with a warning of a specific date and time that could be done. He said that it is bigger but not 10 times the size. He said that when it is hooked up to the truck it is shorter, however it is nine inches taller. He doesn't understand why the other one wasn't a problem and he said that he did have it parked on the side of the house during the torrential rain as he couldn't get it back there.

Chairman Hammer asked if they have considered evergreens or a fence. Mr. Driscoll said that he has asked to work with them on it and they seem to be most worried about it moving in and out. Ms. Driscoll said that she doesn't think that it will decrease property values and said that she gathered a list of boats, trailers and RV's of people who don't have permits. Chairman Hammer asked if they would be willing to talk with the neighbors to come up with a solution.

Ms. Driscoll said that they don't need it there for the whole 12 months, but they use it from mid-May through September or October, and it doesn't have to be there all year. There is an indoor facility that they found to take it from mid-October and they would have to apply for that. Mr. Driscoll said that if they thought that it was going to be a problem they wouldn't have bought it, he doesn't want to step on toes.

Commissioner Homicki asked if they can see it from their yard with the leaves. Commissioner Wagner asked if there was a place to store it during the season. Ms. Driscoll said that she hadn't found one and she would have to look at it. She said that Kathi had found a few places but they are more than 1/2 hour away. Commissioner Wagner asked if they use it in their yard. Ms. Driscoll said every once in a while the kids use it.

Chairman Hammer said that one option is to give the applicant until the next meeting to talk about the things discussed like the fence, trees and storage with the neighbors. Commissioner Jurasin asked if they should close the public hearing. Chairman Hammer asked to leave it open until they reach an agreement. Commissioner Roberts, Homicki and Hughes thought that was a good idea. Commissioner Homicki added that the idea of several months is worth a discussion.

Commissioner McHugh made a motion to continue the public hearing until the next meeting on June 6, 2006.

Commissioner Homicki seconded the motion.

All members present voted in favor of the motion. (9-0-0)

Aye: Hammer, Jurasin, Harley, Edwards, Roberts, McHugh, Wagner, Homicki, Hughes

Nay: None

Abst: None

Chairman Hammer told the applicant to use the time to meet with the neighbors or suggest some creative ideas to the PZC. The next meeting is scheduled for June 6 at 7 p.m.

**WETHERSFIELD PLANNING AND ZONING COMMISSION  
PUBLIC MEETING  
May 16, 2006**

The Wethersfield Planning and Zoning Commission held a public meeting immediately following the public hearing on Tuesday, May 16, 2006 at 7:00 p.m. in the Wethersfield Police Department Meeting Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

**REFERRAL FROM THE ZONING BOARD OF APPEALS - Oldham Realty Corp.** Use Variance under Section 5.2 to permit retail space in an office zone at 401 Silas Deane Highway.

Mr. Gillespie indicated that this is a use variance. The dance school located in the building would like to sell dance things in the retail space. There is plenty of parking. He said that the new regulations eliminate the ZBA's ability to grant use variances without giving the PZC the opportunity to comment. He said that the hearing is scheduled for next Monday and the application just came in.

Chairman Hammer asked if this was to use a portion of the ground floor space for retail. Mr. Gillespie said that it would be the space on the side street. The Hillcrest property is 1/3 space or less. Chairman Hammer asked if there were any comments. He said that he likes the consistency with the upstairs use and doesn't think that it is significantly different than the retail. He asked if a motion for a positive or negative recommendation was required. Mr. Gillespie said that the regulations are unclear and that the last one had no vote.

Commissioner Hughes made a motion to make a positive recommendation.

Commissioner Homicki seconded the motion.

All members present voted in favor of the motion. (9-0-0)

Aye: Hammer, Jurasin, Harley, Edwards, Roberts, McHugh, Wagner, Homicki, Hughes

Nay: None

Abst: None

**OTHER BUSINESS**

**DISCUSSION OF COMMERCIAL VEHICLE REGULATIONS**

Mr. Gillespie indicated that this was not done and he would like to try to discuss it at the next meeting.

**MINUTES**

[Minutes of the May 2, 2006 Meeting](#)

Chairman Hammer made a motion to approve the minutes.

Commissioner Homicki seconded the motion.

All members present voted in favor of the motion. (5-0-4)

Aye: Hammer, McHugh, Wagner, Homicki, Hughes

Nay: None

Abst: Roberts, Edwards, Harley, Jurasin

## **STAFF REPORTS**

Mr. Gillespie said that the staff is working on the rear lot regulations and they had been asked to analyze how much property might be affected. He indicated that it has become complicated and he will try to propose something with reasonable estimation. He said that the GIS system doesn't allow the staff to query the way they would like to. He added that they will probably have something for the next meeting but maybe the one after that. It is still in the works.

## **PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING.**

None

## **CORRESPONDENCE**

- A letter from Brian O'Connor, Chief Building Official/Zoning Enforcement Officer to Chuck Nowicki, Superintendent of Goodwin Golf Course dated May 8, 2006 regarding illegal dumping of debris.
- A letter from Theresa Forsdick, Vice-Chair of the Wethersfield Planning & Zoning Commission to Bonnie Therrien, Town Manager dated May 8, 2006 regarding the resignation from her post.
  - Theresa Forsdick had resigned after years of valued service and she will be missed. She has retirement plans. Richard Roberts has been chosen to take her place. Mr. Gillespie asked if there is any formal way to thank a former member. Commissioner McHugh said that the town clerk usually sends a letter, but she thinks that it would be appropriate for the PZC to send a letter. Mr. Gillespie said that he was thinking a plaque might be a good idea and he can look into that. Chairman Hammer welcomed back Richard Roberts.

## **PENDING APPLICATIONS**

**APPLICATION NO. 1526-05-Z. Rebecca Perrotta** Seeking a Special Permit to operate a home occupation (massage therapy) in accordance with Section 3.5.2 at 48 Woodside Drive.---**Public Hearing set for 6/6/06.**

Chairman Hammer asked about pending applications. Mr. Gillespie said that these are scheduled for the next agenda.

## **DISCUSSION**

Commissioner Wagner said that during the hearing for Granberry Homes at the last meeting she had asked the Mike Turner be present and she wondered if he had done the research. Mr. Gillespie said that he did provide a memo, they met and Mr. Turner will be present the next time. Commissioner Wagner asked about the bigger picture. Mr. Gillespie said that Mr. Turner did have a map of the drainage basin and that he would be able to explain that.

Commissioner Wagner asked since Commissioner Forsdick has resigned, don't they need a new vice-chair. Commissioner Jurasin asked how many meetings were left until they voted. Chairman Hammer said two or three. Mr. Gillespie said that Commissioner Knecht serves as the vice-chair. Chairman Hammer wondered whether they should have a temporary vice chair.

Commissioner McHugh said why not select a permanent one. Chairman Hammer said that they could take it up at the next meeting.

## **ADJOURNMENT**

Chairman Hammer made a motion to adjourn the meeting at 9:55 p.m.

Commissioner Hughes seconded the motion.

All members present voted in favor of the motion. (9-0-0)

Aye: Hammer, Jurasin, Harley, Edwards, Roberts, McHugh, Wagner, Homicki, Hughes

Nay: None Abst: None