

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC MEETING
JANUARY 19, 2005**

The Wethersfield Planning and Zoning Commission held a public meeting on Wednesday, January 19, 2005, at 7:01 p.m. in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members present:

Chairman Joseph Hammer
Philip Knecht, Clerk
George Oickle
Richard Roberts
Earl Monroe
Dave Edwards
Theresa Forsdick
Robert P. Jurasin

Members absent:

Peter Leombruni
John Adamian
John Hallisey

Also present:

Peter Gillespie, Economic Development Manager/Town Planner

Pre-Application Review Bellsite Development LLC. - Proposed Multifamily Housing Project - Folly Brook Boulevard.

Mr. Bill Bellock of Bellsite Development and Mr. Arsenault, the design engineer for the project were present to discuss the plans. Mr. Bellock thanked the Commission for allowing him to present the revised set of plans to the Commission. Mr. Bellock stated that he has reduced the number of units to 12 and has redesigned the site layout in regards to the building placement, driveway location and front yard setbacks. Mr. Bellock noted that he only plans to use 3-3.5 acres of the site and the remainder will be deeded to the Nowak farm.

Mr. Arsenault noted that moving the building forward on the lot allows the fill needed to develop the site to blend in with the brook in the rear. Mr. Bellock stated that the buildings will be about 65 feet back from the street which is consistent with the neighborhood. Mr. Bellock noted that the proposed density is about 4 units per acre.

Mr. Arsenault noted that work will be needed to extend the street drainage into the property.

Commissioner Jurasin noted that a screening plan will be needed between the street and the building.

Commissioner Oickle noted that Folly Brook is the planned route of the Heritage Way Bike Trail. Mr. Gillespie noted that this project should not impact the route.

Due to the nature of this pre-application no vote was necessary.

Referral - Rear Lot 255 Back Lane, Newington.

Chairman Hammer noted that this agenda item is a referral from the Newington Planning and Zoning Commission on the creation of a new rear lot next to 255 Back Lane. A memorandum from Mr. Gillespie was reviewed. Mr. Gillespie noted that the hearing on this matter would be heard before the next P&Z Commission meeting. Commissioner Roberts motioned to forward comments on this referral to the Newington PZC, Commissioner Forsdick seconded the motion

and the vote showed all in favor.

Design Review Advisory Committee

Members of the newly created Design Review Committee were present to discuss the roles and responsibilities of the Committee and the cooperation with the PZC.

Chairman Hammer noted that he has been before a similar committee in West Hartford and stated that the Committee performs an effective role in guiding applicants through the review process. Commissioner Forsdick suggested that Design Review should occur before an application is filed with PZC. Commissioner Roberts suggested that for significant projects a joint meeting between the two boards is a good idea in order to minimize the number of meetings.

Commissioner Oickle noted the past conflicts with the Historic District Commission and hopes to avoid that with the Design Review Committee.

Commissioner Jurasin expressed his opinion that Design Review would look at the details of things such as signage, landscaping, and architectural details etc. Ms. Boyle noted the need to create some guidelines for applicants. It was agreed that Mr. Gillespie would keep the dialogue open between the two groups as the review process develops.

OTHER MATTERS

Public comments on general matters of planning and zoning

There were no other members of the public present.

ADJOURNMENT

The chair asked if there was any other correspondence or other business. Seeing none, Chairman Hammer asked if there was a motion to adjourn.

Commissioner Forsdick made a motion to adjourn.

Commissioner Munroe seconded the motion and the vote showed all members in favor.

The meeting was adjourned at 8:35 p.m.

Philip Knecht, Clerk