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**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING
JUNE 7, 2005**

The Wethersfield Planning and Zoning Commission held a public hearing on Tuesday, June 7, 2005 at 7:00 p.m. in the Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

Members present:

Joseph Hammer, Chairman
Theresa Forsdick, Vice-Chairman
Philip Knecht, Clerk
George Oickle
Richard Roberts
Robert P. Jurasin
John Hallisey

Members absent:

Margaret Wagner
Earle Munroe
Peter Leombruni
John Adamian
David Edwards III

Also present:

Peter Gillespie, Economic Development Manager/Town Planner

Chairman Hammer opened the public hearing and explained the format.

As the applicants for the first two public hearings were not present, the commission began with the third public hearing on the agenda.

APPLICATION NO. 1463-05-Z. Cedar Hill Cemetery Association seeking a special Permit to allow the construction of a mausoleum, located on the west side of the road in an A Residence Zone on the Berlin Turnpike.

Bob Bale from the Cedar Hill Cemetery Association introduced himself and the application. He said that this proposed mausoleum is small in size compared to the existing one. There would be crypts on the north and south ends. There would be both full body crypts and niches for cremated remains. The building would be 90% concrete, 9% granite and 1% slate, wood, etc. He proceeded to describe the floor plans that were submitted.

Commissioner Oickle asked for an explanation on the use of the mausoleum. His understanding was that it was not a final resting place, but rather a place where family members could come to honor their loved ones. Mr. Bale said that the funds from the sales of the crypts and niches would be used for maintenance. Commissioner Oickle discussed with Mr. Bale that the mausoleum is a more efficient use of land. Mr. Bale added that the mausoleum is also very popular with the clients of European decent, particularly Italians.

Mr. Bale told the commissioners that cremations have gotten more popular and urn space is now more readily available in these mausoleums. Also, this mausoleum would be built on land that could not accommodate burials. It would be located approximately 800 feet from the Berlin Turnpike, 600 feet from Jordan Lane and 300 feet from the other mausoleum.

Commissioner Oickle commented that he was pleased to see that many of the trees on the site were kept in place. Mr. Bale said that the cemetery is very proud of the 3000 arboretum quality trees on the site.

Commissioner Knecht asked if one family would occupy the mausoleum. Mr. Bale said that with 600 crypts, many families could occupy the space.

Commissioner Oickle asked about the burial capacity of the cemetery. Mr. Bale said that the cemetery has 70-100 years of burial capacity. There is much more interest in cremation today and 1200 graves per acre are allowed on the site.

Commissioner Roberts said that it would have been helpful to have a site plan with the parking shown. Mr. Bale said that they had submitted a site plan with their application. Mr. Tom Woodward from the Carrier Mausoleum Company discussed the parking plan. He said that parking would be located along the roads as it currently is done throughout the cemetery. However, there would be a pull off in front of the structure for the hearse. The mausoleum would not be used for services, mainly for visits from family members, so it would not generate a lot of traffic. Commissioner Roberts said that he understood that. Mr. Woodward said that it would be the same arrangement as the other mausoleum. Commissioner Oickle asked if there had been any problems with the other one. Mr. Bale said that there had not been and that they close off the roads when someone is being entombed.

Commissioner Roberts asked about the capacity of the existing mausoleum. Mr. Bill Griswold from the Cedar Hill Cemetery Association replied that there are 578 crypts and 240 niches in the other one.

Commissioner Forsdick said that the rendering was very nice and that it is in keeping with the other building. Mr. Bale said that the exterior would be a grey granite and concrete and that the interior would be pink granite. He then showed the sample.

Chairman Hammer then asked if anyone present would like to speak on the matter.

Judy Libby 165 Ridge Road, said that her family plot is located in Cedar Hill cemetery and that she would like to complement Mr. Bale on the beautiful cemetery. It is hard to find a peaceful spot in this area and she is supportive of preserving the nature and not destroying the beautiful land. She realizes that it is private land but she appreciates the way the cemetery is now and urges the applicant to be cautious in the development.

Linda Pace, 103 Park Ave, echoed the great respect that she has for Cedar Hill.

Chairman Hammer then closed the public hearing.

At this time, the applicant for the first scheduled public hearing was present, so Chairman Hammer called the next applicant to the podium.

APPLICATION NO. 1461-05-Z. Pierre Bennerup seeking a Special Permit to operate a Coffee Shop, located on the west side of the road in a Village Business District Zone at 253 Main Street (Public Hearing left open from May 17, 2005).

Pierre Bennerup, 2289 Chamberlain Hwy, Berlin CT, re-introduced himself as the owner of Comstock, Ferre and also introduced his cousin Klaus Stanton who is the designer and architect for the project.

He then addressed all of the objections that had been expressed by the commission.

He has provided parking including one handicapped parking space. He also would provide a handicapped accessible toilet, handicapped accessible ramps and doors. The shop would also contain one non-handicapped accessible toilet. He has sited the large oak tree on the site plan and replaced the gazebo. He has provided measurements for the seating and has concluded that 28 seats would fit in the shop.

Commissioner Oickle asked about the replaced gazebo. Mr. Bennerup said that it was going to be moved to the rear of

the lot to provide the HC parking space. Commissioner Oickle said that a citizen had approached him asking about a crosswalk in front of the shop. Mr. Bennerup said that while he would be supportive of a crosswalk, it may really be an issue for the Police Department to review. Commissioner Oickle asked about construction on part of their property at the edge of pavement. Mr. Bennerup said that curbing would be located there to not allow a car to plow into the building. He was not sure if it was on the site plan, but he would accept it as a stipulation of the approval. Commissioner Oickle asked about the proposed signage for the property. Mr. Bennerup said that he would be putting a sign up on the existing free standing sign and on the building and it would have to be approved by the Historic District Commission. Commissioner Oickle reminded him that the PZC also does this approval and confirmed that it should be the same size and on the same post.

Commissioner Oickle asked about fencing and if the porch would be open or enclosed. Mr. Bennerup said that he is proposing an open porch with stone dust and gray flagstone subject to Historic District Commission approval. Commissioner Oickle asked if the Historic District Commission had a complaint about the direction of the handicapped accessible ramp in the front. Mr. Stanton responded that the HSD needed an indication that the materials were acceptable, they have not said that they need it in the rear. Mr. Bennerup added that the materials of the ramp would be flagstone to blend with the patio for the outdoor seating. They are trying to make it unobtrusive. Commissioner Oickle reminded the applicant that the plans need to show everything and asked if these details could be added. Mr. Bennerup said that they could.

Commissioner Oickle then asked about the status of what he deemed the 'thruway' the alley through the Comstock parking lot. He asked specifically if there would be parking there during the year. Mr. Bennerup said that he is providing five permanent parking spaces as part of his application. If more is needed during nine months of the year then he would consider it. The fire marshal has asked for a 15' wide thruway for fire apparatus to be able to go through.

Commissioner Roberts asked if the 28 seats inside would remain there when the outdoor seating is in place, or would the seats be moved from the inside to the outside. He is concerned that there could be the potential of 60 seats and there is not enough parking for that many people. Mr. Bennerup said that he did not intend to move the indoor seats outside, but that it would be very optimistic of him to think that he would fill 28 seats, never mind 60 seats. He wouldn't expect to have more than half a dozen people there at one time and in a rare case may have 20-25. Commissioner Roberts said that in other places there has been a requirement that the indoor seating be removed when the outdoor seats are in place. Mr. Bennerup felt that this could be done but it probably would be a waste. Mr. Stanton said that Comstock is busy 2 1/2 months of the year and that he thought that it was unfair to have the parking dictated by the busy months of the year. Commissioner Roberts said that he is just looking for regulatory consistency.

Commissioner Oickle asked again about the crosswalk. Mr. Bennerup said that it seems like a good idea, but it is not for him to decide. The crosswalks in Old Wethersfield need better planning. The one at the corner of Church and Main is not in the right place, in fact they all need further consideration.

Commissioner Forsdick asked if he had talked to the church about parking in their lot. Mr. Bennerup replied that he had gotten the impression that it wasn't a good idea at the last meeting. He thinks that it is a good suggestion and doesn't think that the church will have a problem with it, except on Sunday. Commissioner Forsdick suggested that there are probably some customers who park there already.

Commissioner Hallisey asked where the employees park. Mr. Bennerup said that they park on Church Street or in the parking lot in the rear of Comstock.

Keith Longey, 296 Nott Street, asked if the handicapped accessible ramp would have a pitch of 1:12. Mr. Stanton said that it would and would be faced in a flagstone material to comply with the HSD. Mr. Longey said that his concern with a 1:12 pitch if the ramp is not constructed of contiguous materials it could be disastrous. He recommends that the applicant research a porous stone that would provide better traction.

Chairman Hammer asked the applicant if based upon his experience was he confident that the proposal will fit in the neighborhood and the parking would be adequate. Mr. Bennerup said that he is confident that there is a market for his proposal. He thinks that it would be a symbiotic relationship with the garden center and he hopes that it will be mildly

successful. Commissioner Hammer suggested that in the height of the summer season the coffee customers will be existing Comstock customers. Mr. Bennerup agreed and said that he is hoping for some early morning traffic, a lot of customers taking coffee to go and corporate catering.

Chairman Hammer closed the public hearing.

APPLICATION NO. 1464-05-Z. Eddie Brady White seeking a Special Permit to convert a garage to an accessory recreational structure, located on the south side of the road in a B Residence Zone at 303 Nott Street.

Mr. Gillespie read a memo dated June 3, 2005 to the Planning and Zoning Commission into the record. Chairman Hammer asked for an explanation from the applicant. Eddy Brady White introduced himself as the applicant and said that he had built the accessory building as a garage but has decided to put french doors on it instead of a rolling garage door.

Chairman Hammer asked how the accessory building was to be used. Mr. White said that he was using it to store tools and also has put a pool table in there as well. He has rethought trying to park there and will now park in the driveway.

Commissioner Forsdick asked which side the driveway was located on. Mr. White pointed out that the driveway was on the left side. Commissioner Oickle said that it looked like there was a fence for the rear yard so that a car couldn't get back there. Mr. White said that the fence was there for his new dog. Commissioner Oickle then asked how much room was available for parking. Mr. White said that he could fit seven cars in the driveway. Commissioner Oickle asked what if the concern with the accessory structure was the size. Mr. Gillespie said that the size is acceptable for a garage but not for recreational use. Commissioner Oickle commented that the applicant built the building correctly.

Chairman Hammer asked if there were any members of the public who wished to speak.

Linda Case, 103 Park Avenue, said that she would like to commend the applicant for fixing the place up. She said that she is a writer for the Hartford Courant in the Place column which examines the built environment. She has noticed a proliferation of front yard parking which is creating a blighted section of the street. She said that there are five to six houses with multiple cars in the front yard. She is concerned about the cars. She handed out a list of talking points created by a landscape architect friend of hers. She added that she is in favor of the proposal as long as the off street parking is on a paved or gravel driveway for cars. She also distributed photos of the house showing the parking in the front yard.

Mr. White said that the front yard is being fenced in and that the grass will be grown. Commissioner Oickle said that he has read Ms. Case's work in the Courant and asked if she has made a complaint with the town zoning officer. Ms. Case said that her neighbor has made complaints.

Margaret Longey, 296 Nott Street, introduced herself as Ms. Case's neighbor. She has called throughout ten years and has seen increasing problems throughout the year. She has not submitted anything in writing however. She has called at 2 a.m. because the cars on the grass strip have escalated to blight. Keith Longey, 296 Nott Street, heard that the property owner has intent to put up a fence. He referred to the concept of blight and said that once it is started it spreads throughout the street. It is easier to park on the lawn and even if it is the intent of the property owner to remedy the situation, the PZC can stipulate that parking has to take place on the paved areas because he is taking away his garage.

Commissioner Oickle asked Mr. Gillespie if the property had maintained a garage door entrance would they be here. Mr. Gillespie was not sure if the building official was aware of the new regulations regarding parking in the front yard. He will inform the building official.

Nellie Cusano, 287 Nott Street, asked why the previous applicant asked for permission before building something and in this case, the applicant is asking for something afterward. She said that it doesn't make sense to construct a garage all the way in the rear of the property and that she thinks that it was never intended to be a garage. She added that it has a house door, not a garage door.

Esther Longey, 296 Nott Street, said that she has lived on Nott Street for 83 years. She used to live in an area called west Nott Street, which wasn't the best address, but they were proud of Nott Street. She said that the house across the street from her is deserted, the grass is high and the furniture is outside. She doesn't know if the town has been informed about this or not. She is ashamed to have people visit to see the lawns with cars parked on them.

Sam Martz, 307 Nott Street, said that he is the neighbor who directly abuts the subject property to the west. He said that he has nine children and that when they visit they can't all park in the driveway so he will have them pull in the yard and on the access strip. He doesn't like front yard parking, but there is no room to park on the street. He has no problem with the recreational use in the rear of the lot and added that Mr. White has a right to tear down his garage. The rear yards are soft so it is difficult to park a vehicle in the rear.

Keith Longey spoke again and asked if it was within the PZC's authority to stipulate that parking must take place on pavement. Mr. Gillespie said that it warranted a discussion.

Mr. White said that he is not in favor of a stipulation. He spent \$380 to get his Tahoe towed out of the rear yard. That is why he decided to turn his garage into a recreation room and put French doors on it. When the building inspector came he said that he would be fined if he didn't put the garage type doors on it. He would like to talk about what needs to be done and wants to move forward. His wife is pregnant and needs to park in the front to get in and out of the house. He is spending \$67,000 to beautify his home, not damage it.

Commissioner Forsdick asked how the parking in front of the house is set up now and is it like the picture. Mr. White said yes and when asked about the amount of parking in the driveway, Mr. White said that there is parking for three cars.

Commissioner Jurasin asked if there was a way to permit the use of 200 sf for recreation use and the remaining for garage use. Mr. Gillespie said that in terms of enforcement, the zoning officer can't monitor that situation. He reminded the commission that the applicant has asked for an exception and it is up to them whether or not it should be granted.

Commissioner Jurasin then asked if the applicant would be in front of the commission if the doors were garage doors. Mr. Gillespie said that he probably wouldn't.

Chairman Hammer then closed the hearing.

APPLICATION NO. 1453-05-Z. Rana Automaster LLC seeking a Special Permit for a General Repairer's License and to display and rent vehicles & trailers (both renewals of ZBA Applications), located on the east side of the road in a Regional Commercial District Zone at 1652 Berlin Turnpike (Public Hearing left open from April 5, 2005, May 3, 2005 & May 17, 2005).

Mr. Gillespie asked for an explanation of what had been done on the property. Mr. Rana replied that there was no more dump truck, no bobcat and three cars are gone. The trolley is also gone and he is keeping the number of UHauls as low as possible. Mr. Gillespie said that he has monitored the situation and has seen three UHaul rentals and seven trailers. He reread the five conditions on the general repairs license. He said that some of the conditions have been met and are ok. He hasn't seen any vehicles for sale and most of the junk was behind the building line.

Commissioner Roberts asked if he was in compliance. Mr. Gillespie said that he was close. Commissioner Oickle asked about the bricks and old parts. Mr. Rana said that he will get rid of the cars ASAP and that the junker has picked up the old parts. Mr. Rana said that the dumpster is on the southeast side and is thirty feet from the building. Commissioner Oickle asked if it was enclosed. Mr. Gillespie said that it was behind the UHauls and not visible.

Commissioner Roberts asked if Mr. Rana can operate successfully with the existing conditions. Mr. Rana said that he will try to achieve that, sometimes he has more cars and sometimes less. Commissioner Oickle asked if the UHaul issue is resolved. Mr. Rana said that he will keep them as low as possible and it has hurt his revenue. Commissioner Oickle reminded him that his site doesn't allow for it.

Commissioner Forsdick said that when she went by the site she saw three trucks and three trailers. She said that he is

not in compliance. Mr. Rana said that he does have three trucks, three trailers and one car, sometimes he can't comply. Finally he is looking for a five year license.

Chairman Hammer closed the public hearing.

APPLICATION NO. 1465-05-Z. Wethersfield Housing Authority seeking a Special Permit to construct an accessory building, located on the east side of the road in a Special Residential Development Zone at 60 Lancaster Road.

Steve Gilmore with the Wethersfield Housing Authority presented the application. He said that they are trying to locate an accessory building within an elderly complex. Commissioner Oickle asked about the parking on the site and if any spaces are lost. Mr. Gillespie said that the plan was devised by the town engineer and there was actually a net increase in parking because of some reclaimed dead space that was in the corner. There would also be parking inside the building.

Commissioner Oickle asked if the utility lines would be moved and if it would be screened. The applicant said that they were not proposing screening on the west side. Commissioner Oickle asked if the fence was to be repaired and maybe they could plant a few hemlocks. The applicant said that was no problem. Mr. Gilmore added that the purpose of the building is for the plow and they will look the same as Westfield Heights.

Chairman Hammer closed the public hearing.

APPLICATION NO. 1458-05-Z. Bellsite Development LLC seeking a Change of Zone from Office District Zone to Special Residential Development Zone at the southwest corner of Folly Brook boulevard and Spruce Street (Hearing left open from May 3, 2005 pending Inland Wetlands Commission decision).

Commissioner Jurasin made a motion to keep the public hearing open as requested by the applicant.

Commissioner Forsdick seconded the motion. All members present voted in favor of the motion. (Aye: Hammer, Forsdick, Knecht, Roberts, Oickle, Jurasin, Hallisey)

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC MEETING
June 7, 2005**

The Wethersfield Planning and Zoning Commission held a public meeting immediately following the public hearing on Tuesday, June 7, 2005 at 7:00 p.m. in the Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

Members present:

Joseph Hammer, Chairman
Theresa Forsdick, Vice-Chairman
Philip Knecht, Clerk
George Oickle
Richard Roberts
Robert P. Jurasin
John Hallisey

Members absent:

Margaret Wagner
Earle Munroe
Peter Leombruni
John Adamian
David Edwards III

Also present:

Peter Gillespie, Economic Development Manager/Town Planner

APPLICATION NO. 1461-05-Z. Pierre Bennerup

Commissioner Jurasin requested the list of conditions to be clarified by Mr. Gillespie. Mr. Gillespie listed the following:

1. The fire marshal has requested a fire lane through the parking lot with a minimum width of 15 feet to insure access of fire apparatus. Details about this access are required from the fire marshal.
2. Curb stops for the five customer parking spaces are required.
3. The site plan shall be modified to designate the materials of the outdoor cafe as flagstone or similar.
4. The handicapped parking spaces need to be identified with pavement markings and permanent signage.
5. The employee parking restriction needs to be codified and should be contained to the parking lot in the rear.

Commissioner Jurasin made a motion to approve the application with the five conditions.

Clerk Knecht seconded the motion. A discussion regarding the employee parking restriction ensued and it was decided that it may be best not to adopt that condition as worded.

Therefore, Commissioner Jurasin made a motion to approve the application with only the first four conditions. Clerk Knecht agreed that this motion was acceptable and seconded the new motion.

After further discussion among the commissioners regarding wording of a parking restriction for employees, Commissioner Roberts suggested the following condition:

- Employees are encouraged to park either off street or on Church Street.

This condition was then added as the new fifth condition. Commissioner Jurasin agreed to this amendment to the motion. Clerk Knecht agreed and seconded the motion. Chairman Hammer called for a vote on the matter. All present voted in favor of the motion to approve.

(Aye: Hammer, Forsdick, Knecht, Jurasin, Hallisey, Oickle, Roberts)

APPLICATION NO. 1453-05-Z. Rana Automaster LLC

Commissioner Roberts made a motion to grant a one year license with the same stipulations on the original licenses. Commissioner Oickle seconded the motion and suggested a sixth condition to enclose the dumpsters.

Mr. Gillespie suggested that this may not be a good idea because the dumpster is not visible and that any screening on the property probably should be done near the building on the north side. However, the applicant has indicated that area is needed for parking, therefore a more orderly method of storage would be required instead.

Commissioner Forsdick said that she is concerned about this application. She does not find that the applicant is in compliance of the terms of his license. She just wants to see a business that the town can be proud of. She is concerned that the applicant does not have respect for the commission, the regulations or the town of Wethersfield.

Commissioner Oickle said that he would still like to add something regarding the accumulation of debris on the site. Mr. Gillespie said that the third condition of the general repairer's license already says that there should be no outside accumulation of parts. Commissioner Oickle questioned whether or not this condition was satisfactory. Mr. Gillespie said that it was because it is really an enforcement issue.

Commissioner Oickle then suggested that a term of less than a year may be more appropriate. Clerk Knecht suggested a one year license with a review for compliance at six months. Commissioner Roberts said that a review every six months may create an unnecessary hardship when the real issue is with enforcement. Chairman Hammer agreed that a

one year license provides a happy medium and asked for a vote on the application.

Six of the seven commissioners present voted in favor of the motion to approve, one commissioner opposed. (Aye: Hammer, Knecht, Oickle, Roberts, Jurasin, Hallisey) (Nay: Forsdick)

APPLICATION NO. 1463-05-Z. Cedar Hill Cemetery Association

Commissioner Oickle made a motion to approve the application.

Commissioner Forsdick seconded the motion.

Commissioner Oickle did not attach any conditions to the motion, but did praise the applicant on a superb job with the design of the proposed building.

Chairman Hammer called for a vote on the matter.

All members present voted in favor of the motion to approve.

(Aye: Hammer, Forsdick, Knecht, Hallisey, Jurasin, Oickle, Roberts)

APPLICATION NO. 1464-05-Z. Eddie Brady White

Commissioner Jurasin made a motion to approve the application with no conditions.

Commissioner Roberts seconded the motion.

Commissioner Oickle asked if a condition should be added regarding parking only on paved surfaces.

Commissioner Jurasin said that the applicant has a driveway, so that condition may not be needed.

Commissioner Oickle explained that he had a concern with the enforcement regarding front yard parking. Mr. Gillepsie said that he will speak to the enforcement officer regarding this issue. He suggested that since the regulations have changed, the enforcement officer may not be aware of this section of the regulations. He added that a condition would not help in this situation, because it should be an enforcement issue. Commissioner Jurasin agreed that it should be approved without conditions. Chairman Hammer called for a vote. All members present voted in favor of the motion to approve. (Aye: Hammer, Forsdick, Knecht, Jurasin, Hallisey, Oickle, Roberts)

APPLICATION NO. 1465-05-Z. Wethersfield Housing Authority

Commissioner Roberts made a motion to approve the application.

Commissioner Forsdick seconded the motion.

Commissioner Jurasin suggested adding a condition regarding screening. Commissioner Oickle agreed that screening on the north side toward the housing units would be required. Commissioner Jurasin added the following condition:

- Landscaping should be added to screen the proposed storage building from the housing units. This screening shall meet the review and approval of the staff.

Commissioner Oickle suggested adding a condition to repair the fence on the property. Commissioner Oickle was informed that it was not the Housing Authority's fence.

Chairman Hammer asked for a vote on the matter. All members present voted in favor of the motion to approve. (Aye: Hammer, Forsdick, Knecht, Jurasin, Hallisey, Oickle, Roberts)

APPLICATION NO. 1458-05-Z. Bellsite Development LLC

This application was continued.

APPLICATION NO. 1459-05-Z. Bellsite Development LLC seeking Site Plan and Design Review approval under Article XXXI to allow for development of twelve (12) age restricted Condominium units at the southwest corner of Spruce Street and Folly Brook Boulevard (Tabled from May 3, 2005 & May 17, 2005). **This application was continued.**

Discussion of Zoning Regulations - Athletic Field Lighting.

Mr. Gillespie said that the results of the referendum are in and that he would like to know how the commission would like him to proceed. He has done some research and has some information, however he would like some parameters.

Commissioner Forsdick made a motion that the Wethersfield Planning and Zoning Commission requests that the town planner conduct research and prepare a written report at the commission's July 21 meeting. Also, that a proposed amendment be presented and discussed in public hearing at the September 7 PZC meeting.

Commissioner Oickle seconded the motion.

Chairman Hammer asked why this was necessary.

Commissioner Forsdick said that the town had a referendum and said that they wanted lights. She would like to see them done correctly and legally. She thinks that the regulations are outdated and should have been changed when the zoning regulations were changed recently. She would like to see a report not just for the present, she would like the commission to plan for the future.

Commissioner Jurasin wanted an explanation of what was being asked of Mr. Gillespie. Commissioner Forsdick said that she would like Mr. Gillespie to do a report on what other towns do to reasonably regulate lighting. Commissioner Jurasin explained that the report should state what the existing regulations are in a certain number of towns and the heights of the light poles.

Chairman Hammer added that part of the inquiry should be whether or not it is part of a special permit process with standards or is it as of right. Commissioner Jurasin stated that many communities have the ability to shield lights also to concentrate lights in certain areas. Mr. Gillespie said that he has done some preliminary work on this issue and he will give the information and discuss it with the commission.

Chairman Hammer asked why the commission would be the ones to make the application for the change in regulations. Commissioner Hallisey asked whether or to the planning staff should research whether or not a new zone for schools and parks should be added to address the issue.

Chairman Hammer suggested that the motion be amended to only getting research for the July meeting and having a discussion at that time. Commissioner Forsdick amended the motion to the following:

- The Wethersfield Planning and Zoning Commission request that the town planner conduct research in the subject of the regulation of athletic field lighting in municipal zoning regulations. Additionally, and based upon this research the town planner shall prepare a written report and present it to the commission by July 21.

Commissioner Oickle seconded the motion.

Chairman Hammer called for a vote on the matter. All members present voted in favor of the motion.

(Aye: Hammer, Forsdick, Knecht, Hallisey, Jurasin, Oickle, Roberts)

Approval of Minutes of: [May 17, 2005.](#)

Commissioner Jurasin made a motion to approve the minutes.

Commissioner Roberts seconded the motion with the following corrections:

- P.13 in the top paragraph should read that Commissioner Wagner asks about the zoning next to the cemetery next to Olson House. Mr. Gillespie said that it is just Residential A.

Chairman Hammer asked for a vote.

Five of the commissioners present voted in favor of the motion to approve. Two of the commissioners present abstained.

(Aye: Hammer, Hallisey, Jurasin, Oickle, Roberts)

(Abst: Forsdick, Knecht)

Public comments on general matters of planning and zoning.

Mr. Rana had commented that the time limit of one year was not fair when others have received a five year license.

Commissioner Jurasin said that two wrongs do not make a right and that he would like to see the continuation with the stipulations and time period of one year. Commissioner Oickle said that he would like to see some consistency with enforcement.

Commissioner Roberts agreed and wants to reiterate that he sees inconsistent enforcement. It has become a matter of who calls to complain not affirmative oversight. Commissioner Jurasin said that he feels the applicant's pain of being picked on, but all they can do is their best effort and respond to the application in front of them.

Commissioner Roberts said that the issue is amplified by the new regulations where the PZC is taking over ZBA issues.

Mr. Rana said that Wethersfield needs to be flexible to bring in revenue. He said that businesses will locate in Rocky Hill on the Silas Deane Highway. He will be talking with Mr. Gillespie because he wants a nice beautiful garage.

Correspondence

None

Other Business

Mr. Gillespie introduced the new assistant planner Denise Bradley. He wanted to welcome her to Wethersfield from the Middletown Planning Department. She will be working with the Design Review Committee and with the applicants for the Planning and Zoning Commission to get comments from all of the departments. The commissioners welcomed Ms. Bradley to Wethersfield.

Commissioner Oickle said that Joe Coombs asked if the PZC could meet on the Town Hall windows. Mr. Gillespie said that Mr. Coombs was tasked with bringing this to the PZC at their next meeting two weeks from tonight. He would like to invite the Design Review Committee to this meeting and have one vote taken together.

Commissioner Hallisey asked how plantings are reviewed after they are completed. He is particularly concerned with the Silas Deane Middle School as it looks terrible. Mr. Gillespie said that it is reviewed before the Certificate of Occupancy is issued but due to limited staff it is not easy to review. Commissioner Hallisey said again that the school looks terrible. Commissioner Jurasin commented that sometimes the town is its own worst offender.

Mr. Gillespie asked again if the commissioners would be in favor of a joint meeting with the DRC. All of the commissioners present said that they would be in favor. Mr. Gillespie said that the next meeting would be located in the Stillman basement.

Adjournment

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

Commissioner Forsdick made a motion to adjourn.

Commissioner Jurasin seconded the motion. The motion passed unanimously (7-0).

(Aye: Hammer, Forsdick, Knecht, Oickle, Roberts, Jurasin, Hallisey)

The meeting was adjourned at 9:42 p.m.

Philip Knecht, Clerk