

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING**

July 10, 2012

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, July 10, 2012 at 7:00 p.m. in the Wethersfield Town Council Chambers located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

1. CALL TO ORDER:

Chairman Harley called the meeting to order at 7:03 p.m.

1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum):

Clerk Roberts called the roll as follows:

Member Name	Present	Absent	Excused
Thomas Harley, Chairman	✓		
Joseph Hammer, Vice Chairman			✓
Richard Roberts, Clerk	✓		
George Oickle	✓		
Anthony Homicki	✓		
James Hughes			✓
Antonio Margiotta	✓		
Dave Edwards			✓
Angelo Robert Fazzina	✓		
Thomas Dean (alternate)			✓
Alex Vasel (alternate)			✓
Leigh Standish (alternate)			✓

Also present: Jeff Bridges, Town Manager;
Peter Gillespie, Town Planner/Economic Development Manager;
Denise Bradley, Assistant Planner

Chairman Harley noted at the time of roll call there were 6 full members and that there were no alternate members in attendance. All members present to participate.

Members of the Public were present.

2. OLD BUSINESS:

2.1 PUBLIC HEARING APPLICATION NO. 1767-12-Z: Capitol Region Education Council

Seeking a Special Permit to construct a school at property located at 176 Cumberland Avenue.

---Continued from 6/19/12.

Chairman Harley noted a list of conditions was provided to Mr. Gillespie based on commentary relative to this Application during the June 16, 2012 Meeting of the Planning & Zoning Commission and acknowledged the following correspondence for the record: 1) Notice to Applicant dated June 21, 2012, that the application for Erosion and Sedimentation Control plan certification has been certified; 2) Memorandum from Peter Gillespie to Attorney Alter dated June 28, 2012; 3) E-Mail in support of this Application dated June 20, 2012 from John O'Leary to Peter Gillespie and Denise Bradley.

Mr. Gillespie provided an overview of the July 10, 2012 Memorandum addressed to the Planning & Zoning Commission from him and Denise Bradley, Assistant Planner. Mr. Gillespie noted that Town Staff, which included himself, the Fire Marshal, the Inland Wetland and Watercourses Officer and the Town Engineer met with the Applicant's representative on July 9, 2012, to go over unresolved details concerning this Application. The Applicant submitted a revised site plan at that time with the intent of addressing comments previously made by Staff. Additionally, the Applicant provided: 1) environmental condition documentation pertaining to the history of the site, 2) potential issues regarding the site/building, 3) a pavement and signage marking plan for some suggested improvements at the intersection of Wolcott Hill Road and Jordan Lane; 4) A Memorandum dated July 6, 2012, from the project architect, Amenta/Emma, which addresses all previous Staff comments and how the Applicant intends to deal with those comments made by Staff, 5) excerpts from bid documents addressing construction waste management, how the structure will be demolished, and some of the methodology used to deal with said issues, 6) Memorandum of Understanding between CREC and the present property owners regarding this project.

Mr. Gillespie indicated that the July 10, 2012 Memo to the Commission from him and Denise Bradley suggests eleven (11) conditions for any motions to approve this project.

Peter Alter, Counsel for CREC, appeared before the Commission and noted that the Applicant was able to work through the matters described in Mr. Gillespie's June 28, 2012 E-mail to respond to/amplify issues that came up at the initial session of the public hearing of this Application (June 19, 2012) and that complete responses have been provided by way of the project architect, Edward Widofsky's July 6, 2012 Memorandum. He summarized some of the submissions in response to some of the Commissioner's requests. He referred to the fully-updated, revised plans that have been submitted which incorporate all of the substantial changes that were made through the course of Town Staff review. The core building will remain with demolition of outlining parts of the structures. He noted the Structure Demolition, Construction Waste Management and Selective Demolition process, all of which have been developed by the architect as part of the contract documents, has been provided, and all the specifications spelled out in the construction documents closely control the aforesaid operations.

Attorney Alter suggested that when taking into consideration the information provided through the architectural development of the contract and coupling it with the condition that allows for the Town Engineer to review the proposed demolition protection measures, report drawings and schedule prior to the issuance of a demolition permit, the request for a control measure for this project is satisfied. There is professional supervision of the contractors who are undertaking the work and oversight of the Town Engineer approving the process before it begins. The Applicant believes that with the great amount of details provided and oversight of the Town Engineer this project will not cause a disruption to the surrounding properties. Attorney Alter indicated that the demolition will be undertaken in an appropriate way with a control of how the waste is removed from the site and how the building materials are handled to avoid any issues that might otherwise adversely affect surrounding properties.

Attorney Alter indicated that there is a thirty to forty-five (30-45) minute window in the morning and afternoon when bus traffic arrives and departs with passengers (students) of the school. The arrivals are staggered, with generally a few buses on site at a given time. Connecticut law indicates that buses may not idle while students are boarding or disembarking. CREC has complete control of its bus fleet. Bus routing involves servicing thirty-five (35) towns in the surrounding area and the exact makeup of the school population can and will likely change from year to year. As such, bus traffic may arrive from various directions at various times, but Town residential streets will not be used. Wolcott Hill Road, Jordan Lane, Silas Deane Highway and the highways are the likely avenues that buses will take. Attorney Alter indicated to Mr. Gillespie, as well as during this meeting, that if a Wethersfield Traffic Authority notes CREC bus routing is causing an adverse traffic issue in a certain area in Wethersfield, CREC will assist in addressing that problem. CREC cannot state with certainty where a traffic problem would occur with its bus routing, as there could be a substantial variance in bus routing from time to time.

A roof plan has been provided to address concerns with noise and screening of rooftop mounted equipment. A four (4') foot parapet is on the existing building which will screen equipment from street view. A parapet of two feet, six inches (2' 6") is planned for the proposed addition (gymnasium, cafeteria and art room) which will be screened from street view by the height of the roof, as well as the parapet. The units will be at least thirty (30') feet from any roof edge. Attorney Alter mentioned that no

acoustical screen is necessary, as the building is at least one hundred fifty (150') feet from any property line, with the chiller associated with this is three hundred (300') feet from any property line. He noted CREC does not object to completing acoustical test post installation of the equipment, if required, and to install additional acoustical screening to be in compliance with Town Regulations regarding noise.

Attorney Alter indicated that copies of the ECAF relative to environmental conditions at the site, as submitted to and approved by the DEEP, have been provided in this Application. He noted that APEX Companies, LLC, is the responsible environmental company processing this matter and that Northeast Utilities is economically responsible for completion of the remediation (to the degree more conservative than residential standard, which is the highest level standard).

Attorney Alter indicated a lane delineation plan was submitted to better define traffic patterns at the intersection of Jordan Lane and Wolcott Hill Road. He noted that striping in the southerly direction of Wolcott Hill Road on the north side of Jordan Lane to queue vehicles to go left or to go forward without having a condition of two (2) lanes both thinking they can go forward to continue going south on Wolcott Hill Road. The plan proposed is subject to DOT and Wethersfield Traffic Authority approval.

Attorney Alter deferred to Jeff Bridges, Town Manager, regarding the economic and financial impact questions raised by Commissioners during the June 19, 2012 meeting regarding CREC. He noted Town Council and Wethersfield Board of Education have had previous discussions regarding financial information.

Attorney Alter indicated that the revised boundary surveys submitted indicate: 1) there is one (1) parcel owned by CREC, and 2) the westerly pavement is now under CREC's control and will be removed. The pavement will be removed from the site and will be re-graded and re-seeded with grass.

Commissioner Oickle inquired and Attorney Alter (and Attorney Jack Bradley) indicated that CREC will purchase the one and a half (1 ½) acre westerly pavement portion of the site referred to in the previous paragraph [which is included in the fourteen (14) acre site purchase]. The purchase will include a provision that the acquisition is subject to the Town having an option to reacquire the subject acreage if the Town determines a development opportunity exists. A fair market appraisal process would occur if the Town sought reacquiring the subject acreage (1 ½ acres).

Attorney Alter indicated additional Town Staff issues raised have been fully implemented in the plans and fully addressed. He noted all the environmental information provided to CREC has been provided in this Application. He read the following letter from APEX to Wethersfield, LLC, dated June 29, 2012, into the record: "This correspondence is provided to confirm that the proposed remedial actions for 176 Cumberland Avenue location are to achieve compliance with the residential and other if more conservative standards within the Connecticut Department of Energy and Environmental Protection's (DEEP) remediation standard regulations in the absence of the implementation of any environmental land use restrictions. The RSR is required cleanup to residential standards."

Attorney Alter noted Mr. Bradley, the entire Development Team (including Mr. Saunders and Mr. Walsh from CREC) were present at this meeting to answer any questions.

Chairman Harley referred to Mr. Gillespie's and Ms. Bradley's July 10, 2012 memorandum to the Planning & Zoning Commission and noted the following items 1-5 in the first paragraph as matters addressed by Attorney Alter during this meeting:

1. Plans revised to July 9, 2012;
2. Cover letter and correspondence from Apex Companies and Environmental Condition Assessment Form;
3. Pavement Marking Sketch Wolcott Hill Road;
4. Memo Amenta/Emma July 6, 2012
5. Bid Doc excerpts (Summary of Work, Construction Waste Management, Structure Demolition and Selective Demolition.

Chairman Harley asked Mr. Gillespie to provide a status as to those items insofar as adding conditions to this Application.

Mr. Gillespie noted that he has reviewed the revised site plan and the correspondence that has been referred to and was submitted since the June 19, 2012 session of this public hearing Application. The issues not addressed in those documents or in the revised plans have been incorporated as possible conditions to address matters concerning the above items 1-5. He indicated that the eleven (11) conditions proposed in the Memorandum referred to in the second paragraph above satisfy the need to revise the plans and conditions that would be implemented during the construction stage, as well as the post-construction stage of the project. He noted that the Fire Marshal and the Engineering Department participated in the July 9, 2012 meeting with the Applicant. He also noted that he followed up with the Fire Marshal and Town Engineering Department today to discuss the revised plans, go through the changes that were made and made sure that they were satisfied with this Application. He re-emphasized that the conditions proposed address any outstanding issues of Town Staff.

Attorney Alter indicated that he and his client have reviewed the proposed conditions referred to in the July 10, 2012 Memorandum from Peter Gillespie and Denise Bradley and that there are no objections to those proposed conditions.

Chairman Harley asked for an explanation of the Bid Documents provided by the architect.

Ed Widofsky, Project Manager, Amenta/Emma Architects, summarized the Bid Documents by describing the hours of work for this construction project to occur Monday through Friday from 7:00 a.m. to 4:00 p.m. Advance notice to the owner of the site would have to be given (and notice to the neighborhood) if alternative hours for construction were needed. Noise control limits and Town standards will be followed. A Construction Waste Management process is required because this project is a Connecticut funded public project of over five million (\$5,000,000.00) dollars and LEED Silver standards are to be followed mindful of recycling and keeping materials out of landfills. Trucks would access the site by Jenrich Road (and not on Cumberland Avenue) from Wolcott Hill Road. He noted that the construction manager, once more acquainted with the site, can meet with Town Staff to develop a plan for where trucks will be directed to leave and enter the site.

Mr. Gillespie indicated that proposed conditions #6 and #7 of his (and Denise Bradley's) July 10, 2012 Memorandum specifically references the fact that there is the need for several documents to still be developed with the contractor as the project moves forward (Demolition Protection Measures, Waste Management Operations) with the Town having some additional involvement/review in the details of those matters to minimize impact to the neighbors/neighborhood and continually monitor that area. He noted that a demolition permit would not be issued until Town Staff reviews and is satisfied with said matters.

Commissioner Oickle inquired and Attorney Alter indicated that CREC is willing to make the ongoing commitment regarding bus routes to and from the site and its impact on traffic in the area.

Commissioner Homicki indicated this Application process has been thorough and complete. He mentioned that one of his neighbors expressed leaving the site as is. Another neighbor requested (and Commissioner Homicki believes that the concern has been satisfied) that the Applicant keep the least amount of traffic on and off Wolcott Hill Road as possible. Two (2) additional neighbors had expressed concerns of how the remaining acreage would be maintained, and Commissioner Homicki indicated the issue has been addressed by the Applicant. He noted that inquiries regarding dumpster placement and snow removal, and the rationale for how those matters are being handled, has been provided. He suggested that the area by D'Esopo Funeral Chapel be monitored, mindful of the potential for increased pedestrian traffic when the site is completed and functioning. He believes the benefits of this Application outweigh past use of this site, as the site would be more active if occupied by a commercial tenant.

Commissioner Oickle inquired and Mr. Gillespie indicated that there is no new lighting proposed for Jenrich Road. He inquired and Mr. Gillespie indicated that the intent of the regulation pertaining to landscaping is satisfied and therefore suggested that proposed condition #4 be added to an approval of this Application because technically, the landscaping requirements may not be fully satisfied.

Chairman Harley read, for the benefit of the audience, the eleven (11) proposed conditions noted in the July 10, 2012 Memorandum from Peter Gillespie and Denise Bradley to the Planning & Zoning Commission:

1. All parcels included in project area are combined as illustrated on the lot line revision plan.
2. All property corners shall be pinned or monumented.
3. The acoustical analysis for the rooftop mechanical equipment shall be provided to the Town to insure compliance with the Town's noise ordinance.
4. The revised landscaping calculations are still not clear regarding compliance with all of the provisions of our landscape regulations. I would therefore suggest the Commission should waive the requirements if they are satisfied with the plan as proposed.
5. Per the provision of Section 6.10 of the Wethersfield Zoning Regulations, no screening, sifting, washing, crushing or other processing activities will be permitted as related to this project.
6. The proposed demolition protection measures report, drawings and schedule must be approved by the Town Engineer prior to the issuance of a demolition permit.
7. The proposed waste management operations plan must be approved by the town Engineer and will include a transportation routing plan designed to minimize interference with surrounding roads and neighborhoods.
8. Upon approval of the Wethersfield LTA and the Connecticut Department of Transportation, the proposed pavement marking and signage plan for the intersection of Wolcott Hill Road and Jordan Lane shall be implemented prior to the issuance of a Certificate of Occupancy (CO) for the project.
9. A post construction storm water maintenance system plan shall be submitted to the Town Engineer for approval.
10. The utility drawings shall be revised to include a fire hydrant at the corner of Jenrich Road and Wolcott Hill Road to the satisfaction of the Fire Marshal.
11. The site plan shall be revised to include signage that limits the western access driveway to "Service Vehicles Only".

Commissioner Oickle suggested CREC to provide publicity to the media that not all the best students attend CREC schools.

Don Walsh, Deputy Executive Director of CREC, indicated that CREC will follow up on that notion. He noted that a belief does exist in some quarters that all the best students attend CREC schools but that the lottery system proves that CREC schools are as academically diverse as other schools.

PUBLIC COMMENTS:

Charlie Wolf, 215 Cumberland Avenue, appeared before the Commission and is concerned with drainage and sinkholes at the site. He is also concerned with maintenance of the lawn on Cumberland Avenue when the parcel is divided. He is happy that the site will be utilized.

Commissioner Homicki indicated that approximately twelve to fifteen (12-15) years ago, the MDC installed culverts and a drainage system in the area where the sinkholes appear (as described above). He recalls the former Town Manager, Bonnie Therrien, looking into the issue. He noted the sinkholes are quite significant.

Mr. Widofsky and Mr. Saunders indicated that the sinkhole area and the lawn area described by Mr. Wolf (second paragraph hereinabove) will be maintained by CREC. Mr. Saunders, Project Manager from CREC indicated the grass will be cut, at least on a monthly basis (and until the Town does something with the property), all the way down to Folly Brook Boulevard along the curb line.

Clerk Roberts inquired and Attorney Alter referred to item #6 of Mr. Turner's July 6, 2012 Memorandum and reasoned that parking accommodations for a permitted occupancy of four hundred eighty (480) people with the number of parking spaces allotted for the site in this Application meets Town Regulations.

Chairman Harley inquired and Attorney Alter indicated that for an event with occupancy exceeding four hundred eighty (480) people may warrant the Town Traffic Authority or others to utilize alternative additional parking arrangements.

Mr. Gillespie noted that Bid Docs received were provided to Town Staff but not distributed to the Commission, as Town Staff will continue monitoring this issue.

Commissioner Margiotta suggested that drainage basins along Cumberland Avenue be inspected and cleaned. He noted that one (1) catch basin top located on Town property may not be adequate for bus passage and suggested that it be inspected. He noted that the radiuses located on Town property and suggested non-bituminous material for that area. Attorney Alter noted that all curbing, as noted in the Memorandum, will be concrete. He noted the Application was thorough and complete.

Commissioner Homicki inquired and Attorney Alter indicated the project is scheduled to being in April of 2013 with an occupancy date of September 2014.

Chairman Harley inquired and Don Walsh of CREC indicated that ten (10%) percent of the student population at The Discovery Academy is from Wethersfield students.

Chairman Harley inquired and Mr. Bridges, Town Manager, indicated that a tuition payment from Wethersfield to CREC would be made for each Wethersfield student attending a CREC magnet school. He noted that questions concerning the impact on the education budget would have to be directed to the Board of Education.

Motion: Commissioner Homicki made a motion to close the public hearing of **PUBLIC HEARING APPLICATION NO. 1767-12-Z: Capitol Region Education Council** Seeking a Special Permit to construct a school at property located at 176 Cumberland Avenue.

Second: Commissioner Oickle seconded the motion.

Aye: Harley, Roberts, Oickle, Homicki, Margiotta, Fazzina;

Nay: None;

Vote: 6 – 0;

This Public Hearing was Closed.

Motion: Clerk Roberts made a motion to approve, as submitted, with the revised plans dated July 9, 2012, subject to the eleven (11) conditions identified in the Memorandum from Peter Gillespie and Denise Bradley to the Planning & Zoning Commission dated July 10, 2012, **PUBLIC HEARING APPLICATION NO. 1767-12-Z: Capitol Region Education Council** Seeking a Special Permit to construct a school at property located at 176 Cumberland Avenue. The eleven conditions are reiterated as follows, with an additional 12th condition:

1. All parcels included in project area are combined as illustrated on the lot line revision plan.
2. All property corners shall be pinned or monumented.

3. The acoustical analysis for the rooftop mechanical equipment shall be provided to the Town to insure compliance with the Town's noise ordinance.
4. The revised landscaping calculations are still not clear regarding compliance with all of the provisions of our landscape regulations. I would therefore suggest the Commission should waive the requirements if they are satisfied with the plan as proposed.
5. Per the provision of Section 6.10 of the Wethersfield Zoning Regulations, no screening, sifting, washing, crushing or other processing activities will be permitted as related to this project.
6. The proposed demolition protection measures report, drawings and schedule must be approved by the Town Engineer prior to the issuance of a demolition permit.
7. The proposed waste management operations plan must be approved by the town Engineer and will include a transportation routing plan designed to minimize interference with surrounding roads and neighborhoods.
8. Upon approval of the Wethersfield LTA and the Connecticut Department of Transportation, the proposed pavement marking and signage plan for the intersection of Wolcott Hill Road and Jordan Lane shall be implemented prior to the issuance of a Certificate of Occupancy (CO) for the project.
9. A post construction storm water maintenance system plan shall be submitted to the Town Engineer for approval.
10. The utility drawings shall be revised to include a fire hydrant at the corner of Jenrich Road and Wolcott Hill Road to the satisfaction of the Fire Marshal.
11. The site plan shall be revised to include signage that limits the western access driveway to "Service Vehicles Only".
12. Bus routing, bus loading/unloading, parent drop off area, as well as impacts of off-site parking arising from operations at the site both on a daily basis and in conjunction with public or CREC events shall be reviewed periodically by Town Staff to ascertain whether mitigating steps need to be taken to reduce any adverse impacts to neighboring streets/properties.
13. The Town shall develop protocol and limitations on the size of events.

Second: Commissioner Homicki seconded the motion.

Aye: Harley, Roberts, Oickle, Homicki, Margiotta, Fazzina;

Nay: None;

Vote: 6 – 0;

This Application was approved with conditions.

Discussion:

Chairman Harley mentioned adding language “subject to final plans and demolition specifications approved by Town Staff”.

Mr. Gillespie noted the conditions specify certain documents/information from the Applicant prior to permit issuance and that item #6 satisfies Chairman Harley’s concern relative to building permits as well. He indicated that the permit process requires sign off from him, the Fire Marshal, Town Engineer, etc. He noted that there is an electronic sign off and a manual sign off involved in the process. Commissioner Oickle inquired and Mr. Gillespie indicated that Michael Turner had a conversation from a representative of the Regional Traffic Office of the DOT regarding the Wolcott Hill traffic study/ intersection. No specific conversations with DOT regarding the proposed pavement marking and signage plan from the Applicant have occurred. Mr. Gillespie indicated that follow up with DOT (see condition #8) will occur.

Commissioner Fazzina indicated he likes the idea of re-visiting the traffic plan if the bus circulation issues become problematic in that area.

Clerk Roberts suggested a condition that bus traffic and impacts of off-site parking arising from operations at the site both on a daily basis and in conjunction with public or CREC events should be reviewed after a year to ascertain whether mitigating steps need to be taken to reduce any adverse impacts on the neighborhood. He noted he has absolute confidence in Town Staff’s ability to look at matters, but he’d like a safety valve to proactively address potential issues.

Mr. Gillespie suggested additional language to be added to the above condition: 1) Bus routing, bus loading/unloading, and parent drop off area shall be reviewed by Town Staff periodically to minimize impacts to neighboring streets/properties.

Mr. Gillespie suggested adding the following condition: The Town shall develop protocol and limitations on the size of events.

Mr. Gillespie indicated that the Recreation Department would likely be the department that would establish a protocol for securing use of the site.

Commissioner Margiotta indicated that a commuter parking lot exists just north of Jordan Lane which may be an option for overflow parking during events.

2.2 PUBLIC HEARING – APPLICATION NO. 1760-12-Z: Town of Wethersfield Proposed amendments to various sections of the Wethersfield Subdivision Regulations. ---Continued from 6/19/12.

Mr. Gillespie provided the Commissioners with document that would replace the document revised in 2000. The document revised in 2000 dated back to 1962. The purpose of the revised document is to bring Town Regulations up to date with State Statute, assist with permit clarification and approval processes in place. He noted some changes to the document that were made since the last discussion of this matter.

There are some errors and omissions changes, as well as some other changes, that need to be

incorporated into this document and will be made for consideration at the next meeting.

In the future, there will be more comprehensive changes which he believes will change the format of the Regulation.

There were no comments made by the Public.

Commissioner Homicki inquired and Mr. Gillespie indicated, as discussed with Clerk Roberts, that a Town Ordinance regarding fee increases can be made with language that allows for fee increases when appropriate.

Motion: Clerk Roberts made a motion to close the hearing of **PUBLIC HEARING APPLICATION NO. 1760-12-Z: Town of Wethersfield** Proposed amendments to various sections of the Wethersfield Subdivision Regulations.

Second: Commissioner Homicki seconded the motion.

Aye: Harley, Roberts, Oickle, Homicki, Margiotta, Fazzina;

Nay: None;

Vote: 6 – 0;

This Public Hearing was Closed.

Motion: Clerk Roberts made a motion to approve the Town of Wethersfield Planning & Zoning Commission Subdivision Regulations as indicated last revised July 5, 2012, with an effective date of August 15, 2012, [**PUBLIC HEARING APPLICATION NO. 1760-12-Z: Town of Wethersfield** Proposed amendments to various sections of the Wethersfield Subdivision Regulations.]

Second: Commissioner Oickle seconded the motion.

Discussion:

Clerk Roberts indicated and the Commissioners concurred the effective date of August 15, 2012 was decided upon based on processing details pertaining to the Regulations document.

Aye: Harley, Roberts, Oickle, Homicki, Margiotta, Fazzina;

Nay: None;

Vote: 6 – 0;

This Application was approved.

3. NEW BUSINESS:

There was no new business discussed during this meeting.

4. OTHER BUSINESS:

There was no other business discussed during this meeting.

5. MINUTES – June 19, 2012 Planning & Zoning Commission Meeting Minutes:

Commissioner Oickle indicated on Page 11, Paragraph 7, “, land use attorney” is to be inserted after Mr. Silver and that the two (2) line paragraph should then read: “Commissioner Oickle inquired and Mr. Silver, land use attorney, indicated use of this property as a commercial site would be a more intensive use than the use for the site now being proposed.”

Motion: Commissioner Oickle made a motion to approve the minutes, as corrected.

Second: Clerk Roberts seconded the motion.

Aye: Harley, Roberts, Oickle, Homicki, Fazzina;

Nay: None;

Vote: 5 – 0;

Commissioner Margiotta did not participate in the vote, as he was not present for the Planning & Zoning Commission Meeting of June 19, 2012.

Minutes Approved as corrected.

6. STAFF REPORTS:

Mr. Gillespie indicated Staff has been provided plans involving three or four (3 or 4) separate gravel forty by forty-five (40' x 45') foot parking areas with approximately four (4) parking spaces each, in order to satisfy an open-space commitment of providing off-street public access to the Wilkus property. The Commissioners had a brief discussion and agreed that an item regarding this issue be added to a Planning & Zoning Meeting Agenda in the near future for purposes of review and discussion. Mr. Gillespie indicated that Glenn Chalder, AICP, Planimetrics, is in the process of creating the draft Plan of Conservation and Development (POCD) for presentation, review and discussion at a Planning & Zoning Meeting in the fall. Mr. Gillespie also indicated he will contact a representative of CREC to request an electronic type of summary statement and graphic (similar to the first few pages presented by CREC at a recent meeting of the Commission) for public information purposes regarding the construction of its Discovery Academy K-5 Elementary Magnet School that will be located at 176 Cumberland Avenue.

Motion: Commissioner Homicki made a motion to cancel the Tuesday, July 17, 2012, Planning & Zoning Public Hearing and Meeting.

Second: Clerk Roberts seconded the motion.

Aye: Harley, Roberts, Oickle, Homicki, Margiotta, Fazzina;

Nay: None;

Vote: 6 – 0;

The Tuesday, July 17, 2012, Planning & Zoning Public Hearing and Meeting is Cancelled.

7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING.

There were no public comments made at this meeting regarding general matters of planning and zoning.

8. CORRESPONDENCE:

There were no items of correspondence discussed during this meeting.

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:

9.1 Public Hearing Application No. 1769-12-Z Jaimin Malaviya Seeking a Special Permit in accordance with Sections 5.2 and 5.8 of the Wethersfield Zoning Regulations for the addition of restaurant, larger banquet facility, kids play hall and for the sale and dispensing of alcoholic beverages at 1330 Silas Deane Hwy. (Comfort Inn)

9.2 Public Hearing Application No.'s 1770-12-Z, 1771-12-Z, 1772-12-Z & 1773-12-Z RJD Development, LLC Seeking a Zone Change in accordance with Section 10.1.G of the Wethersfield Zoning Regulations from a Special Residential Development (SRD) to AA Residential, a 2-lot re-subdivision, a Special Permit in accordance with Section 3.6.B.1 of the Wethersfield Zoning Regulations to construct a garage larger than permitted and a Special Permit in accordance with Section 3.9 of the Wethersfield Zoning Regulations for the creation of two (2) rear lots at the terminus of Old Reservoir Road, easterly of Back Lane and northerly of Westmont Road.

10. ADJOURNMENT:

Motion: Clerk Roberts motioned to adjourn the meeting at 9:05 PM.

Second: Commissioner Homicki seconded the motion.

Aye: Harley, Roberts, Oickle, Homicki, Margiotta, Fazzina;

Nay: None;

Vote: 6 – 0;

Meeting adjourned.

Respectfully submitted,
Ellen Goslicki, Recording Secretary