

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

**November 20, 2012**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, November 20, 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 7:04 p.m.

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

Clerk Margiotta called the roll as follows:

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

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

Chairman Harley noted at the time of roll call there were eight (8) full members and two (2) alternate members in attendance. All members present to participate.

Members of the Public were present.

**2. OLD BUSINESS:**

There was no Old Business discussed during this meeting.

**3. NEW BUSINESS:**

**3.1 PUBLIC HEARING APPLICATION NO. 1781-12-Z: Matthew W. Cooper** Seeking a Special Permit in accordance with Section 3.9 of the Wethersfield Zoning Regulations for the creation of a rear lot at 130 Hartford Avenue.

Eric Peterson, P.E. and Licensed Land Surveyor, of Gardner & Peterson Associates, L.L.C., 178 Hartford Turnpike, Tolland, CT, appeared before the Commission of behalf of his client, Matthew Cooper (owner/occupant of site). The Applicant is seeking a special permit for the creation of a rear lot at 130 Hartford Avenue. The parcel is currently just below forty-thousand (40,000) square feet with

under one hundred, twenty-five (125) feet of frontage. The desire is for the Applicant to be allowed to split the parcel into two (2) lots, resulting in the creation of a new rear lot. Mr. Peterson noted there are no subdivision requirements to be met, as the site, created in 1957, has not been cut since the creation of Town zoning regulations in the 1960s pertaining to subdivisions. There is a three-family residence at the front of the existing parcel, and the new single-family residence would be built, with a newly created driveway leading to it (with SU-30 turning radius capability) at the back of the site. There would be connection to the public water and sewer system, and there would be underground connection to utilities. Mr. Peterson indicated all the bulk requirements for both lots in this Application would be met in terms of lot area and frontage. He noted the rear lot requirement is 11,250 square feet (excluding the right of way), and the proposed lot has just under forty-five (45') feet of frontage. He mentioned that Town Staff review has occurred and that all Town Engineering comments have been addressed. He noted that the Applicant will adhere to the comments noted in the November 2, 2012 Memorandum from Peter D. Gillespie, Economic Development Manager/Town Planner and Denise Bradley, Assistant Planner referring to deed restriction, landscape maintenance, etc. He indicated that this Application, in consideration of Article 8 Town Zoning Regulations is suitable and compatible with the neighborhood because a single family residence is proposed and the parcels to the rear of the site are subdivision lots.

Chairman Harley noted for the record: 1) the November 2, 2012 Memorandum from Peter D. Gillespie, Economic Development Manager/Town Planner and Denise Bradley, Assistant Planner to the Planning & Zoning Commission; and 2) a letter in opposition to this Application dated November 3, 2012 from Susan A. Smith, 146 Hartford Avenue, Wethersfield, CT.

Commissioner Oickle inquired and Mr. Peterson indicated that due to the slope of the site, grading will be completed around the proposed rear lot building site and two (2) catch basins will be installed and connected to the drainage system on Hartford Avenue. In terms of trees, Mr. Peterson indicated the site plan depicts trees to be removed that are essentially where the proposed house would be built. These trees include a thirty-eight (38") inch oak, a thirteen (13') foot spruce, and thirty-six (36") inch oak, all of which are located in the middle of the right-of-way and are to be removed to work within the confines of zoning regulations (setbacks) in terms of the house, as well as emergency vehicle access to the house via the driveway. Mr. Peterson indicated the Applicant would consider, as a condition for an approval of this Application, plantings in the vicinity of the right-of-way to buffer the area from the neighboring property. The Applicant indicated there is no plan to have more than one (1) family residing in the home proposed.

Commissioner Oickle noted Hartford Avenue is narrow in the portion where the site is located. He also noted there is no street side parking at the site and limited street side parking directly across from the site. Commissioner Homicki indicated and Commissioner Oickle concurred that the parking requirements of the site, including parking for the proposed home, are met in this Application.

Commissioner Homicki inquired and the Applicant indicated that he does not have firm architectural plans for submission to the Commission at this time but mentioned the architectural design (simple, colonial home) would be in harmony with the existing neighborhood. He reiterated his consent to installing a landscape buffer (shrubbery) if it is desired.

Mr. Gillespie indicated the existing three-family home is considered a pre-existing, non-conforming lot. A single-family home is the only type of home allowed on a rear or flag lot.

Commissioner Homicki asked the Applicant and/or Mr. Peterson to comment on the parking at the site. The Applicant indicated there is a three (3) car garage for the existing residence and the existing driveway accommodates seven (7) additional parking spots. He noted the existing three-family residence has three (3) bedrooms on the first floor, two (2) bedrooms on the second floor and one (1) bedroom on the third floor.

Chairman Harley mentioned that the Applicant would have to return to this Commission with the architectural plan for the site.

Vice Chairman Roberts inquired and the Applicant indicated that the site is located in the Historic District and that the proposed residence will have a direct view from the street. The Applicant noted he has had discussions with a Staff member of the Historic District regarding the Application process.

Vice Chairman Roberts indicated that the subdivision regulations were adopted in 1955. He noted that if the site predates subdivision regulations, then it does not need to go through an approval process to be split.

Commissioner Oickle inquired and the Applicant described storage at the site which includes a lean-to style shed (located off the back of the existing garage) of approximately five (5') feet high which will be removed. The Applicant also noted that his second-floor tenant has a trailer in the back of the existing residence that will be removed from the site.

Chairman Harley inquired and Mr. Peterson indicated the circle depicted on the site plan submission is an iron pin that was not properly set, and that a new pin will be properly set in that back corner.

Commissioner Dean inquired and Mr. Peterson indicated that zoning regulations require the electrical utility line, as well as other utility lines, to be installed underground

**PUBLIC COMMENTS:**

Amy Northrop Wittorff, 17 Center Street (Director of the Wethersfield Historical Society) appeared before the Commission to express her opposition to this Application. She spoke of plans regarding the recent grant awarded for a major restoration of the Captain James Francis House at 120 Hartford Avenue, which abuts the Applicant's site. Funds in excess of one hundred thousand (\$100,000.00) dollars have been spent thus far. Clean up of the 1¼ acre site will include retaining the specimen trees at the site and make it park like. The Historical Society plans to host educational programs/public events at the site. She indicated that the creation of back lots in the historic district will change the character of the neighborhood, as the amount of green space available in the district contributes to its appeal and character, and the Historical Society would not like to see that appeal disappear.

Commissioner Homicki inquired if a post and beam vintage architectural design house on a rear lot (created with sensitivity to the surrounding neighborhood), for example, that compliments the Historical Society's long-term plan, would the Historical Society's position remain as described by Ms. Wittorff. Ms. Wittorff indicated this Application is the first of its kind within the Historic District and questioned whether the number of rear lot creations would be limited. She noted the major concern is for preservation of green space, and at this time, of the Captain James Francis House in particular.

Dick Peplau, 300 Pine Lane, appeared before the Commission to express his opposition to this Application. He mentioned he has advocated the creation of rear lots as a real estate professional and stated that a rear lot created at the site proposed is not appropriate because of its very close proximity to the James Francis House. He noted the James Francis House will be a teaching tool to the community and having a new house built three hundred (300) years later would conflict with the historical preservation and meaning to the historical site. Mr. Peplau read into the record a letter from Howard Buzz Willard, 141 Main Street. Mr. Willard's letter is in opposition to this Application and describes the long-term plan the Historical Society has, which includes the restoration of the building and site abutting the Applicant's site.

Commissioner Oickle inquired and Mr. Peplau indicated that he is not opposed to rear lots being created in Old Wethersfield generally but is opposed to having a rear lot created at this site, particularly, due to its proximity to historic property abutting it.

Kurt Strasser, 93 State Street, appeared before the Commission to express his opposition to this Application. Their property directly abuts the rear portion of the Applicant's site. He mentioned the character of the neighborhood would be adversely affected, as houses would be built in between existing homes, such as his, and residences currently existing on Hartford Avenue (more intensive density). He noted that there are many homes on Hartford Avenue that are early 1900s vintage and that the Commission should look carefully at areas with unique features (open spaces, vintage structures) when considering special permits. He concurs with the viewpoint of the Historical Society regarding these matters.

John Jakubowski and Megan Kirk, 97 State Street, appeared before the Commission to express their opposition to this Application. They purchased this primary residence in April of 2012 with the intent

that the privacy and appeal of the neighborhood would continue into the future. They have often had to approach the HDC to accomplish the necessary major renovation work they are completing at their residence. The proposed house will be located approximately two hundred (200') feet from their back yard and would compromise their privacy. They are concerned of the precedent set if this Application is approved because there are additional neighboring properties that could create rear lots that would adversely affect the charm of the neighborhood as it currently exists. They believe the decision for the creation of rear lots in their neighborhood affects residents who will reside in the area for the long term rather than a developer who will not reside in that neighborhood for the long term.

Commissioner Homicki inquired and Mr. Jakubowski and Ms. Kirk indicated that traffic and neighbor activity from the three-family residence is noticeable when they are in their back yard. Ms. Kirk noted that in the removal of debris from their site (including a damaged stockade fence), it was realized that having the proposed home in close proximity to their back yard would be very noticeable.

Mary Kennedy, 91 State Street, appeared before the Commission to express her opposition to this Application. She is concerned with the precedent this Application would set if granted. She noted the unique characteristics of the neighborhood (its architecture, structures, and land use) and the fact that the neighborhood was established as reasons why she located to this area.

Mr. Gillespie recommended keeping the hearing open and for the Commission to further comment, at this time, any information needed. He noted as this matter may have some statutory publishing requirements pertaining to the subdivision regulation issue.

Chairman Harley asked the Commissioners to get any further issues on the table regarding this Application.

Clerk Margiotta asked and Mr. Peterson agreed to provide information, including drainage analysis/capacity information, at the next meeting relative to any necessary material (fill) required for the project proposed.

Clerk Margiotta inquired and Mr. Gillespie indicated the Town Engineering Department mentioned there is no indication of wetlands at the site.

Commissioner Homicki inquired and Mr. Peterson indicated that no soil testing has been completed at the site.

Commissioner Homicki inquired and Mr. Gillespie indicated there is flexibility in the regulations to move setbacks in order to satisfy parties with having the construction of a residence further away from a neighboring property.

Vice Chairman Roberts indicated that the double set back and buildable square requirements in the regulations were created to assist the Commission in different situations.

Commissioner Oickle inquired and Mr. Gillespie indicated that he could look up in the archives to learn how many other lots on Hartford Avenue have the potential of rear lot creation.

Clerk Margiotta requested information relative to how many three-family homes in Wethersfield are on lots with thirteen thousand (13,000) square feet.

Commissioner Hughes requested the Applicant to return to the next meeting with a landscape buffer plan and commentary on the consideration of a chip seal driveway (and in compliance with emergency truck access/capacity).

Mr. Peterson indicated that he will return to the Commission after completing a title search of the property prior to 1957. It is believed that Wethersfield Subdivision Regulations were adopted in the month of July 1955.

**Motion:** Vice Chairman Roberts made a motion to continue the public hearing (to Tuesday, December 18, 2012) of **PUBLIC HEARING APPLICATION NO. 1781-12-Z: Matthew W. Cooper** Seeking a

Special Permit in accordance with Section 3.9 of the Wethersfield Zoning Regulations for the creation of a rear lot at 130 Hartford Avenue.

**Second:** Commissioner Oickle seconded the motion.

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

Nay: None;

Vote: 8 – 0;

**This Public Hearing Application was continued to Tuesday, December 18, 2012.**

**3.2 PUBLIC HEARING APPLICATION NO. 1782-12-Z: Anhnguyet Nguyen** Seeking a Special Permit in accordance with Section 5.6 of the Wethersfield Zoning Regulations to renovate and demolish portions of the existing structure, construct an addition and associated site improvements at 326 Silas Deane Highway.

The Applicant/owner appeared before the Commission and indicated she would like to relocate her salon business located in Rocky Hill, CT, to the 326 Silas Deane Highway noted above. The plan is to make the shared driveway wider for safer vehicle/pedestrian circulation. A revised site plan has been submitted to the Commission.

Commissioner Oickle inquired and Mr. Gillespie indicated that the revised site plan reflects no changes to the parking lot. Ms. Bradley indicated there is a new proposed setback for the addition and what the new setback will be post demolition. The required front yard setback is twenty-five (25') feet, and it currently exists at 14.5 feet. The Applicant is requesting a 4.5 x 26 porch (which will encroach further into the parking area).

Commissioner Homicki inquired and Ms. Bradley indicated that the previous tenant never completed the requirements of a site plan; however the use of the previous tenant is similar to the current property owner/tenant. The revised site plan submitted is an improvement to the parking currently available.

Chairman Harley noted for the record the November 15, 2012 Memorandum from Peter D. Gillespie, Economic Development Manager/Town Planner and Denise Bradley, Assistant Planner to the Planning & Zoning Commission.

Chairman Harley inquired and Ms. Bradley indicated there was a modification regarding this property from the State of Connecticut to allow the former business at this location to operate without a handicap ramp. The current Applicant indicated she understands that she must contact the State and submit documentation for the file that the proposed use can also operate without a ramp.

Commissioner Homicki inquired and Ms. Bradley indicated that a reduction of the landscape requirements in accordance with Section 6.1.L of the Wethersfield Zoning Regulations was approved on November 15, 2011 by the Commission.

Commissioner Oickle inquired and Mr. Gillespie indicated there is drainage system integration with the adjacent property to the north (Life Line Financial). Mr. Gillespie noted the Applicant and said property owner have been successfully working on this matter.

Vice Chairman Roberts inquired and the Applicant indicated the office space will be separate from the salon (both will have separate entrances). Mr. Gillespie indicated that parking requirements are met for the office and salon spaces (both floors).

Commissioner Oickle inquired and the Applicant indicated that business hours are generally from the

hours of 9:00 a.m. to 7:00 p.m. The Applicant indicated that adequate lighting and a security camera will be installed in the entrance and parking areas.

Commissioner Oickle inquired and Mr. Gillespie indicated that temporary certificates of occupancy are carefully issued in some circumstances.

Commissioner Oickle inquired and the Applicant stated for the record that she will complete the site work as soon as possible and in a timely manner.

**PUBLIC COMMENTS:**

There were no comments made from the public regarding this Application.

**Motion:** Commissioner Hughes made a motion to close the public hearing of **PUBLIC HEARING APPLICATION NO. 1782-12-Z: Anhguyet Nguyen** Seeking a Special Permit in accordance with Section 5.6 of the Wethersfield Zoning Regulations to renovate and demolish portions of the existing structure, construct an addition and associated site improvements at 326 Silas Deane Highway.

**Second:** Commissioner Fazzina seconded the motion.

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

Nay: None;

Vote: 8 – 0;

**This Public Hearing was Closed.**

**Motion:** Commissioner Oickle made a motion to approve, as submitted, **PUBLIC HEARING APPLICATION NO. 1782-12-Z: Anhguyet Nguyen** Seeking a Special Permit in accordance with Section 5.6 of the Wethersfield Zoning Regulations to renovate and demolish portions of the existing structure, construct an addition and associated site improvements at 326 Silas Deane Highway, and with the following conditions:

- 1) The landscape waiver previously approved for this site remains in full force and effect [refer to the November 15, 2011 Approval of **APPLICATION NO. 1651-09-Z: Dan Abbate** -- Site Plan Review, 326 Silas Deane Highway, which included efforts to provide landscaping, where possible, with a waiver of the landscaping requirements to the extent they exceed what is depicted on the Plan dated October 14, 2011, and as accepted by Town Staff.]
- 2) Relief from the front yard setback in order to allow for the installation of the proposed porch.

**Second:** Vice Chairman Roberts seconded the motion.

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

Nay: None;

Vote: 8 – 0;

**This Application was approved, as submitted, with the inclusion of a landscape waiver and front yard setback relief.**

**3.3 PUBLIC HEARING APPLICATION NO. 1783-12-Z: New Life Christian Fellowship** Seeking a Special Permit for a change of use from office to a place of worship and a shared parking agreement at 1155 Silas Deane Highway.

Eric Stillman, Pastor of New Life Christian Fellowship, 2400 Main Street, Glastonbury, CT, appeared before the Commission regarding this Application. He indicated assembly and worship has occurred in Glastonbury, CT for the past twenty (20) years, and there is a desire to relocate to the proposed location to accommodate a sanctuary for at least two hundred fifty (250) people, approximately seven or eight (7 or 8) classrooms/offices, and parking for at least seventy-five (75) vehicles.

He mentioned there are no site changes proposed and that he is working with the Town Fire Marshal, the Building Department, and the Town Planning Department, as a fire alarm and additional exits will be added in the subject building. Handicap parking will also be made available.

Commissioner Oickle inquired and Attorney John Harvey, Jr. indicated that he will contact his client, the owner of the proposed site, and will mention it is expected of the property owner to clean up the site which would include and not be limited to: repair of the slab walkway, attend to the south and west borders of the site, paving of the site, and removing the fallen tree located behind the building in the vicinity of the brook.

Commissioner Oickle inquired and Mr. Gillespie indicated that any matters pertaining to the site can be channeled to the proper Town Officials if necessary.

Mr. Gillespie indicated that the site is in the process of being paved, and Attorney Harvey mentioned a new paving contractor was recently hired to complete the paving project.

Chairman Harley inquired and Attorney Harvey indicated that the same LLC owns the neighboring properties and is aware of the parking needs of the Applicant.

Commissioner Homicki inquired and Jennifer Gosselin of CB Richard Ellis, Inc., broker for the property, indicated the space has been available since April 2012 (*Post-N-Track* vacated the site). Ms. Gosselin indicated the space is brokered at a modified gross lease (marketing the property at \$1350 gross which equates to approximately \$20,000.00-\$30,000.00 per year in taxes). Mr. Gillespie indicated that the real estate is privately held and therefore taxable as such.

Ms. Gosselin indicated the tenants in the lower section of the building are: *Copies Now, CT Pipe Trades Benefit Fund*, and there is approximately 1,000 square feet of vacant space remaining for lease. She also noted that current tenants in the building are utilizing parking at a ratio is less than (and at least half of) what is available at the site.

Commissioner Homicki inquired and Mr. Stillman indicated he and the church's secretary will be at the site daily, that the site would also be used approximately three (3) evenings during the week from the hours of 8:00 p.m. to 10:00 p.m.; and that there will be a Sunday Service, Sunday School (and daycare service provided on Sunday only).

**PUBLIC COMMENTS:**

There were no comments made from the public regarding this Application.

**Motion:** Vice Chairman Roberts made a motion to close the public hearing of **PUBLIC HEARING APPLICATION NO. 1783-12-Z: New Life Christian Fellowship** Seeking a Special Permit for a

change of use from office to a place of worship and a shared parking agreement at 1155 Silas Deane Highway.

**Second:** Commissioner Homicki seconded the motion.

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

Nay: None;

Vote: 8 – 0;

**This Public Hearing was Closed.**

**Motion:** Vice Chairman Roberts made a motion to approve **PUBLIC HEARING APPLICATION NO. 1783-12-Z: New Life Christian Fellowship** Seeking a Special Permit for a change of use from office to a place of worship and a shared parking agreement at 1155 Silas Deane Highway.

**Second:** Commissioner Homicki seconded the motion.

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

Nay: None;

Vote: 8 – 0;

**This Application was approved.**

**Motion:** Vice Chairman Roberts made a motion to take out of order Agenda Item **8.1** -- A letter dated October 19, 2012 from John Harvey, Jr. regarding the Harris Property, Back Lane.

**Second:** Commissioner Fazzina seconded the motion.

Aye: Harley, Roberts, Oickle, Hughes, Margiotta, Edwards, Fazzina, Dean;

Nay: None;

Vote: 8 – 0;

**This Public Hearing was heard out of order from where it appeared on this Meeting's Agenda.**

**8.1** A letter dated October 19, 2012 from John Harvey, Jr. regarding the Harris Property, Back Lane.

The Commissioners, Mr. Gillespie, and Attorney John Harvey, Jr. (Counsel for Jane Smith and Kathleen Harris) discussed this matter (pertaining to said property's zone change), and the matter will be reviewed with the Town Attorney.

#### **4. OTHER BUSINESS:**

**4.1** Pre-Application Review of proposed additions, alterations and site improvements at 411 Wolcott Hill Road (Wethersfield High School).

Rusty Malik, Educational Architect, Quisenberry & Arcari Architects, LLC, made a presentation to the Board regarding the Wethersfield High School renovate-as-new project. The presentation included the site and landscape plan; vehicular/pedestrian circulation and parking; floor plans; design images relative to the north, south, east and west elevations; design images for the new portions of the building (new gymnasium, media center, band room, reading courtyard, music courtyard; design images of main, student and community entrances; building materials and colors; building lighting; and site lighting. The Commissioners and Mr. Malik had a lengthy discussion concerning the vehicle and pedestrian traffic patterns, and the Commissioners provided feedback relative to the traffic queue on site.

**4.2** A request by Julie Mackie for an Extension of the Statutory Time Frame for permit approval of Application No. 1719-10-Z a re-subdivision and a Special Permit in accordance with Section 3.9 of the Wethersfield Zoning Regulations for the creation of a rear lot at 15 & 19 Jordan Lane.

Mr. Gillespie indicated the Applicant is seeking an extension of time in which to file the mylars required, and Staff is suggesting the extension of time be granted.

Motion: Vice Chairman Roberts made a motion to extend the time period for one (1) year in which to file the required mylars pertaining to **APPLICATION NO. 1719-10-Z (214 Goff Road)**.

Second: Commissioner Fazzina seconded the motion.

Aye: Harley, Roberts, Hughes, Margiotta, Edwards, Fazzina, Dean, Standish (alternate);

Nay: Oickle;

Vote: 7 – 1;

**Request for extension of time was approved.**

**5. MINUTES – October 2, 2012 Planning & Zoning Commission Meeting Minutes:**

**Motion:** Commissioner Oickle made a motion to approve the Minutes from the October 2, 2012, Planning & Zoning Commission Meeting, as submitted.

**Second:** Commissioner Fazzina seconded the motion.

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

Nay: None;

Vote: 6 – 0;

Commissioners Homicki, Hughes, Edwards and Dean did not participate in the vote.

**Minutes of the October 2, 2012 Meeting of the Planning & Zoning Commission were Approved, as submitted.**

**6. STAFF REPORTS:**

Mr. Gillespie indicated the draft Plan of Conservation and Development distributed at this meeting will

be discussed at the Tuesday, December 4, 2012 Public Informational Meeting to be held at the Keeney Memorial Cultural Center, 200 Main Street, and interested members of the public are encouraged to look at the draft and hear the presentation. The POCD draft is available on the following website: <http://www.planwethersfield.com/>

Mr. Gillespie mentioned a grant was received from the CT Trust for Historic Preservation to complete a planning study of the Masonic building and Comstock Ferre property on Main Street. A contract has been signed with the consultant for this planning process. It has been requested that a member of the Planning and Zoning Commission, along with a member from other identified stakeholder groups, participate in this process.

Mr. Gillespie received a request from the Applicant of **PUBLIC HEARING APPLICATION NO. 1755-12-Z: PDS Construction Inc.** regarding treatment of the façade of the building facing Jordan Lane. The Commissioners discussed the matter and made the following motion:

Motion: Commissioner Oickle made a motion [pertaining to **PUBLIC HEARING APPLICATION NO. 1755-12-Z: PDS Construction Inc.** Seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for a change of use from business to retail and associated site improvements at 125 Silas Deane Highway] for the Applicant to maintain with the design it agreed to in its Application (the brick façade must be carried all the way down the lower side and to south elevation side of the building facing Jordan Lane). The design must not be modified.

Second: Commissioner Fazzina seconded the motion.

Aye: Harley, Roberts, Margiotta, Oickle, Hughes, Edwards, Fazzina, Dean;

Nay: None;

Vote: 8 – 0;

**There is no modification to the original approval of this Application.**

Ms. Bradley indicated the 23<sup>rd</sup> Annual Holiday Social & Salute to Business will be held on Tuesday, December 11, 2012 from 5:30 to 8:30 p.m. at the Wethersfield Country Club, 76 Country Club Road, Wethersfield. R.S.V.P. by Friday, November 30, 2012.

Vice Chairman Roberts mentioned that residents are inquiring about the increased activity at Kycia Farms, LLC. Mr. Gillespie indicated that Mr. Turner and other Town Staff are working on the issue. Mr. Gillespie stated an erosion and sediment control plan was approved for the site by the Wethersfield Inland/Wetlands and Watercourses Commission due to the MDC utilizing the site as a staging ground.

## **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:**

**8.1** A letter dated October 19, 2012 from John Harvey, Jr. regarding the Harris Property, Back Lane.

This matter was moved up on this meeting's Agenda and heard prior to Item 4 – OTHER BUSINESS.

**9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:**

There were no pending applications discussed during this meeting.

**10. ADJOURNMENT:**

**Motion:** Chairman Harley motioned to adjourn the meeting at 10:23 p.m.

**Second:** Commissioner Oickle seconded the motion.

Aye: Harley, Roberts, Margiotta, Oickle, Hughes, Edwards, Fazzina, Dean, Standish (alternate);

Nay: None;

Vote: 8 – 0;

Meeting adjourned.

Respectfully submitted,  
Ellen Goslicki, Recording Secretary