

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

**November 5, 2013**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, November 5, 2013 at 7:00 p.m. in the Wethersfield Town Council Chambers located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut 06109.

**1. CALL TO ORDER:**

Vice Chairman Harley called the meeting to order at 7:00 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
Richard Roberts, Chairman			✓
Thomas Harley, Vice Chairman	✓		
Antonio Margiotta, Clerk	✓		
James Hughes			✓
George Oickle	✓*		
Joseph Hammer			✓
Anthony Homicki	✓		
Dave Edwards	✓		
Angelo Robert Fazzina	✓		
Thomas Dean (alternate)	✓		
Alex Vasel (alternate)	✓		
Leigh Standish (alternate)			✓

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

Vice Chairman Harley noted at the time of roll call there were six (6) full members and two (2) alternate members in attendance (with Commissioner Oickle arriving at 7:08 p.m.). All members present to participate.

Members of the Public were present.

**2. OLD BUSINESS:**

There was no Old Business discussed at this meeting.

**3. NEW BUSINESS:**

**3.1 APPLICATION NO. 1808-13-Z: Joseph Moruzzi** Seeking Site Plan and Design Review in accordance with Section 5.2.F.1. of the Wethersfield Zoning Regulations to construct a 4,500 s.f. freestanding restaurant, associated site improvements and landscaped waivers at 1267-1309 Silas Deane Highway (Goff Brook Shops).

Susan Hays, Esq. of Updike, Kelly & Spellacy, P.C., 100 Pearl Street, Hartford, CT, appeared before the Commission on behalf of Goff Brook Shoppes of Wethersfield (Joseph Moruzzi, property owner). She

indicated the Applicant is seeking a site plan and design review approval in order to construction a family-style restaurant (Chip's Restaurant) with American cuisine. She noted the Design Review Advisory Committee and the Inland/Wetland and Watercourses Committee have approved the site plan and its design.

Kevin Johnson of Close Jensen & Miller, P.C., the Landscape Architect who prepared the site plan for the project, appeared before the Commission. He noted the proposed sit-down restaurant would be located and centered at the southerly portion of the parking area. The front wall of the proposed restaurant is located at the existing bituminous parking lot curb line. The entrance would be located on the south side, and the service area (enclosed with walls and gates) is to the rear. Three (3) handicap accessible parking spaces near the entrance on the south side. New sidewalks will be installed to the west and the south along the easterly frontage of the building. A small connection from the newly installed sidewalks to the existing sidewalk running along the Silas Deane Highway will be made. There are existing utilities at the site (connecting to existing sanitary/water lines on the site and connecting to the gas line on the Silas Deane Highway from the site). The site would be Re-graded principally around the building and on the south and southwest corners. Existing drainage patterns are not being altered, and there are no changes to the existing storm drain system. Existing trees along the Silas Deane Highway, as well as trees along the southerly median of the egress isle median will remain. Other trees which currently exist in the proposed site's parking area will be removed. Reconfiguration of the site will occur to accommodate delivery service and traffic flow. Deciduous trees and coniferous greens are planned for the landscaped islands depicted on the plan. Trees, perennials, and ornamental grasses are planned for the perimeter of the building. The standard erosion and sedimentation controls are spelled out on the plans (erosion narratives during and post construction). The Applicant proposes the area depicted in the plans when considering the landscaping waiver requests. This area depicted (gray shaded area on plans) is calculated by the southerly property line, the front building line, the curb line of the egress isle, and the westerly limit of the islands in front of the plaza. The area described is not the entire shopping plaza site.

The four (4) waivers being sought pertain to:

- 1) Article 6.1.d.1 (requires 25% of any lot to be impervious). The shaded portion depiction on the plan would require 19,558 sq. ft. and 16,192 sq. ft. is proposed by the Applicant. (Waiver of 3,366 sq. ft. is being sought); [Vice Chairman Harley inquired and Mr. Johnson indicated this waiver request would result in an increase the amount of green space versus current condition.]
- 2) The requirement pertaining to 15% of the paved gross parking area (area within the curb lines) needing to be green space. The shaded portion depiction on the plan would require 9,142 sq. ft. and 6,801 sq. ft. is proposed by the Applicant. (Wavier of 2,341 sq. ft. is being sought);
- 3) The requirement of one (1) tree for every ten (10) cars. Within the quadrant are one hundred sixty eight (168) parking spaces. Seventeen (17) trees would be required, and fifteen (15) trees are being proposed. Mr. Johnson asked that trees existing along the side islands (not part of this Application) be taken into consideration when reviewing this waiver request;
- 4) The requirement of the width of the landscaped island to be eight (8') feet. Mr. Johnson noted one (1) island is five (5') feet and part of another island is as much as thirteen (13') feet.

Mr. Johnson noted comments from Mr. Turner and the Fire Marshal were received, and Mr. Johnson responded to those comments. He noted Town Engineer, Mr. Turner, responded that he was satisfied with Mr. Johnson's responses.

Commissioner Oickle inquired and Mr. Gillespie indicated the Panera Bread Application (located at Wethersfield Shopping Center) is a good comparison to this Application.

Architect John A. Wicko (John A. Wicko Architect L.L.C.), 50 Broad Street, Milford, CT appeared before the Commission and described the proposed single story restaurant that will be open seven (7) days a week. The wall in the dumpster area will be made of the same material as the building for aesthetic purposes. Other materials for the building include awnings, cedar shingle siding, cedar shingle roofing, and PVC trim.

Vice Chairman Harley noted for the record a Memorandum dated October 30, 2013 from Peter D. Gillespie, Economic Development Manager/Town Planner; and Denise Bradley, Assistant Planner to the Planning & Zoning Commission.

Mr. Gillespie noted for the record correspondence dated October 25, 2013 from Fire Marshal, Anthony Dignoti. Mr. Johnson was asked to comment on item #5 of the document.

Mr. Johnson indicated the Fire Marshal mentioned #5 is a recommendation and not a requirement. Mr. Johnson noted it was understood that at some point, probably in the future, another application may occur on this property and noted perhaps at that time it may be feasible to look at interconnection of the two (2) properties. Mr. Johnson noted the Fire Marshal is now looking for a second means of ingress into the site with some mechanism along the boundary of the two (2) properties to gain access (collapsible bollards, post and chain, etc.). Mr. Johnson noted the property owner is amenable to anything acceptable with the Fire Marshal (including where on the property line that access shall occur).

Commissioner Oickle inquired and Mr. Wicko indicated the steel and concrete construction of the building, along with the building size, allows for no sprinkler system in the building. There is a fire suppression system in the kitchen, and a fire hydrant will be added as directed by the Fire Marshal.

Commissioner Homicki inquired and Mr. Gillespie indicated this Application does not saturate the remainder of the site.

Commissioner Fazzina inquired and Attorney Hays indicated the hours of operation are 6:00 a.m. to 10:00 p.m.

Commissioner Fazzina inquired and Anindya Chakraborty, P.E., Traffic Engineer--Close, Jensen & Miller, P.C., indicated the traffic study reflects data from the exiting restaurant World Buffet. Buffalo Wild Wings Restaurant (similar in size and scope of World Buffet) will be replacing World Buffet. It was also mentioned that peak hours for each of the above businesses are opposite of each other.

Commissioner Oickle inquired and Mr. Johnson and Attorney Hays indicated there is a trend to build restaurants and commercial buildings closer to the street and that doing so attracts customers. Complications in the ability to connect with utilities and/or avoid crossing utility lines during construction can also determine where buildings can be constructed.

Joe Maruzzi, owner of Goff Brook Shoppes, indicated the tenants at Goff Brook need this Application to be approved in order to generate more business at the plaza.

Commissioner Vassel inquired and Mr. Johnson indicated the MDC signs off on the installation of the proposed fire hydrant.

Commissioner Oickle inquired and Attorney Hays indicated Item #12 in the October 30, 2013 letter to Mr. Gillespie from Close, Jensen & Miller, P.C., is a matter for the CT DOT that will be discussed.

Mr. Maruzzi indicated excess snow will be carted away from the site.

**Motion:** Clerk Margiotta made a motion to approve, with stipulations, **APPLICATION NO. 1808-13-Z: Joseph Moruzzi** Seeking Site Plan and Design Review in accordance with Section 5.2.F.1. of the Wethersfield Zoning Regulations to construct a 4,500 s.f. freestanding restaurant, associated site improvements and landscaped waivers at 1267-1309 Silas Deane Highway (Goff Brook Shops).

1. Any proposed roof top mechanicals shall be fully shielded from view;
2. Materials used in the screening of rooftop mechanicals shall be approved by Town Staff;
3. Outdoor/Exterior lighting shall comply with Section 6.7 (Outdoor Lighting) of the Wethersfield

Zoning Regulations and shall be full cut off or fully shielded light fixtures. The details of the fixtures and a photometric plan shall be submitted to and approved by Town Staff prior to installation; and

4. The dialogue shall continue with the Fire Marshal regarding potential emergency entrance resolution.

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

Aye: Harley, Margiotta, Oickle, Homicki, Edwards, Fazzina, Dean, Vasel;

Nay: None;

Vote: 8 – 0;

**This Application was approved, as stipulated.**

**3.2 PUBLIC HEARING APPLICATION NO. 1809-13-Z: Peter S. Brzezicki** Seeking a Special Permit in accordance with Section 3.5.2 of the Wethersfield Zoning Regulations to operate a home occupation (Accounting & Tax Office) at 239 Griswold Road.

Applicant, Peter S. Brzezicki, appeared before the Commission regarding this Application. This Application is for a permit to allow a home business which will provide accounting and tax services to the public. He and his son will be the only employees, and they also reside in the dwelling. The proposed business is located across from Winding Brook Turf Farm and would use less than twenty (20%) percent of the home. He noted a second floor bedroom in the residence would be used as an office and a dining room would be used as an area to periodically meet with clients. He also noted that the only General Requirement of Wethersfield Zoning Regulation Section 3.5.2. relating to a home office that will not be met is not having clients meet at the dwelling. He explained that mainly during tax season (February 1 through April 15), there is a need for clients to drop off materials and meet for short periods at the dwelling. He noted business hours as 9:00 a.m. to 5:00 p.m. and indicated that during a normal business day, he would not anticipate more than five (5) clients to arrive at the dwelling. He mentioned the site has adequate off street parking and turn around space (refer to site plan), and the business operation would schedule only one (1) client at a time. He spoke of having a modest sign (within Town Regulations) for the business posted on his property.

The Applicant noted twenty-eight (28) letters were sent to neighbors within three hundred (300') feet of the site, and no one contacted him.

Commissioner Margiotta inquired and the Applicant indicated the business would operate Monday through Saturday and that an application for a proposed sign advertising the business has not yet been submitted.

Mr. Gillespie indicated a sign for a home occupation is allowed by Town Regulations and that Staff review would occur pertaining to the sign.

Commissioner Vasel inquired and the Applicant noted a K-turn to exit onto Griswold Road could be made in the driveway at the site.

Commissioner Oickle inquired and the Applicant noted there are no concerns with parking at the site. The Applicant noted him and his neighbor share access to the driveway on the Applicant's property. (Applicant owns driveway). Commissioner Oickle indicated signage for home businesses should not be encouraged.

Mr. Gillespie mentioned that Staff will work with Applicant regarding sign compatibility.

Commissioner Fazzina encouraged signage with good character and in good taste. He indicated the location of the site is on a busy street (Winding Brook Turf Farm, WFD, golf course, as well as on street parking resulting from sport events/practice at Mill Woods Park).

Commissioner Homicki commented favorably of the thoroughness of this Application.

Mr. Gillespie noted for the record the following correspondence: 1) October 4, 2013 letter of support from John Herald of 227 Griswold Street; 2) October 11, 2013 letter of support from Mr. and Mrs. Michael Abruzzi, 28 Old Mill Road; 3) October 4, 2013 letter of support from Tom Forrest, 247 Griswold Street. (The Applicant indicated these letters are from abutting neighbors)

Commissioner Margiotta inquired and the Applicant indicated abutting neighbor, Mr. Herald, has an easement across the Applicant's property.

**Motion:** Clerk Margiotta made a motion to close the public hearing of **PUBLIC HEARING APPLICATION NO. 1809-13-Z: Peter S. Brzezicki** seeking a Special Permit in accordance with Section 3.5.2 of the Wethersfield Zoning Regulations to operate a home occupation (Accounting & Tax Office) at 239 Griswold Road.

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

Aye: Harley, Margiotta, Oickle, Homicki, Edwards, Fazzina, Dean, Vasel;

Nay: None;

Vote: 8 – 0;

**This Public Hearing was closed.**

**Motion:** Commissioner Fazzina made a motion to approve **PUBLIC HEARING APPLICATION NO. 1809-13-Z: Peter S. Brzezicki** seeking a Special Permit in accordance with Section 3.5.2 of the Wethersfield Zoning Regulations to operate a home occupation (Accounting & Tax Office) at 239 Griswold Road, with the following stipulations:

- 1) The duration of this permit shall be three (3) years; and
- 2) Upon consultation with Town Staff, an Application shall be made for review of any proposed signage pertaining to this Special Permit Application.

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

Aye: Harley, Margiotta, Oickle, Homicki, Edwards, Fazzina, Dean, Vasel;

Nay: None;

Vote: 8 – 0;

**This Application was approved, as stipulated.**

**4. OTHER BUSINESS:**

**4.1** A discussion regarding the implementation of the 2013 Plan of Conservation and Development.

Mr. Gillespie placed this matter on the Agenda in preparation of post election outcomes. It was discussed that having the Plan available to the entire Town Council at this time may be of assistance to its members as they set priorities for the Town based on this state-required Plan submission. Mr. Gillespie will meet with the Town Manager to discuss the matter further.

**4.2** 2014 Meeting Dates. There was a discussion of the conflict of Election Day and the first November meeting of this Commission. It was decided that in order to avoid scheduling conflicts, this Commission should hold its first November meeting on the first Wednesday of the month (which is the day after Election Day).

**Motion:** Commissioner Oickle made a motion to change, beginning in 2014, the Wethersfield Planning & Zoning Commission Public Hearing and Meeting date from the first Tuesday in November (Election Day) to the first Wednesday in November.

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

Aye: Harley, Margiotta, Oickle, Homicki, Edwards, Fazzina, Dean, Vasel;

Nay: None;

Vote: 8 – 0;

**Beginning in 2014, the first meeting in the month of November will occur on Wednesday, which is the day after Election Day.**

**5. MINUTES – October 1, 2013 Planning & Zoning Commission Meeting Minutes**

The Minutes from the October 1, 2013 Meeting of the Planning & Zoning Commission will be reviewed at the next meeting.

**October 1, 2013 Planning & Zoning Commission Meeting Minutes to be reviewed at next meeting.**

**6. STAFF REPORTS:**

Mr. Gillespie indicated a draft language submission pertaining to the subject of medical marijuana will be on the next meeting Agenda as an item for discussion. Mr. Gillespie also noted that a job description is being drafted for the position of Property Maintenance/Zoning Enforcement Officer.

**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** An invitation to attend the CLEAR Land Use Academy Fall Training on November 9, 2013. (Mr. Gillespie advised the Commissioners to contact the Planning Office in order to attend.)

**8.2** A letter dated September 27, 2013 from Khara Dodds, Hartford Director of Planning to Dolores Sassano regarding a zoning text amendment regulating hookah lounges.

**8.3** A letter dated October 11, 2013 from Khara Dodds, Hartford Director of Planning to Dolores Sassano regarding a zoning text amendment regulating medical marijuana.

**8.4** A letter dated October 30, 2013 from CRCOG to the Newington Planning & Zoning Commission regarding medical marijuana dispensary and production facilities.

**8.5** A letter dated October 30, 2013 from CRCOG to the Hartford Planning & Zoning Commission regarding medical marijuana production and dispensary facilities.

**8.6** A letter dated October 30, 2013 from CRCOG to the Hartford Planning & Zoning Commission regarding hookah lounges.

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

At the time of this meeting, there were no pending Applications to be heard at future meetings.

**10. ADJOURNMENT:**

**Motion:** Commissioner Fazzina motioned to adjourn the meeting at 8:33 p.m.

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

Aye: Harley, Margiotta, Oickle, Homicki, Edwards, Fazzina, Dean, Vasel;

Nay: None;

Vote: 8 – 0;

Meeting adjourned.

Respectfully submitted,  
Ellen Goslicki, Recording Secretary