

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

June 17, 2014

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, June 17, 2014 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:

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

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

Vice Chairman Harley 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 were: Peter Gillespie, Town Planner/Economic Development Manager;
Denise Bradley, Assistant Planner.

Chairman Roberts noted at the time of roll call there were five (5) 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. 1824-14-Z: Ronald Ashe seeking a Special Permit in accordance with Section 3.6 of the Wethersfield Zoning Regulations to construct an addition to an existing garage at 19 Westway.

Applicant, Ronald Ashe, along with his fiancée, Wendy Dinunzio, 19 Westway, appeared before the Commission regarding this Application.

The Applicant indicated the plan is to have *Bond-Bilt Garages* build a 26 x 24, one (1) story garage and attach it to (and in front of) the existing detached garage at the site. The garage will have two (2) overhead doors and one (1) walk-out door, and the total amount of garage space will result in approximately one thousand (1,000') feet.

Chairman Roberts inquired and Mr. Ashe indicated the plan for the existing garage to remain is for purposes of storing yard maintenance equipment and motor vehicles. Mr. Ashe also indicated that the proposed garage addition will not be in line with the garage of the neighbor to the west, as the proposed garage will be further back on the site [approximately three (3') feet) from the back edge of the Applicant's residence].

Commissioner Fazzina inquired and Mr. Ashe noted that the design of the garage is in harmony with structures that exist in the neighborhood.

Commissioner Oickle indicated the distance to the nearby neighbors from the location proposed for the garage addition is quite significant. Mr. Ashe indicated the proposed addition will be approximately eighty-five (85') feet from the road.

Commissioner Homicki inquired and Mr. Gillespie indicated (referring to the June 12, 2014 Memo) the proposed structure conforms with Town requirements for front yard and side yard setbacks. No written correspondence from neighbors has been received regarding this Application.

Commissioner Dean inquired and Mr. Ashe is unaware of similar structures on neighboring properties. Mr. Ashe did mention that *Bond-Bilt* completed some structures on Wolcott Hill Road near Nott Street and Jordan Lane. Mr. Ashe noted that the brown garage behind his residence is larger/taller than the structure proposed in this Application. Commissioner Dean noted the existing garage peak is taller than the peak in the proposed structure. Mr. Ashe explained that the existing structure will not accommodate an overhead door installation, whereas the proposed design will accommodate an overhead door installation. Commissioner Dean inquired and Mr. Ashe indicated there will be architectural treatments similar to those used on the existing garage doors.

Commissioner Oickle inquired and Mr. Ashe noted the color of the proposed structure, although yet not been determined, will not be dark and will likely match the color of the residence. Mr. Ashe indicated the roof line of the proposed garage addition will be about the same height as the existing garage with the existing garage essentially becoming not visible from the road. There will be two (2) outside light fixtures with downward facing shades placed on the front of the proposed garage addition. The light fixtures will have an antique textile school house style.

PUBLIC COMMENTS:

There were no comments made by the Public regarding this Application.

Motion: Commissioner Homicki made a motion to close the Public Hearing of **PUBLIC HEARING APPLICATION NO. 1824-14-Z**: **Ronald Ashe** seeking a Special Permit in accordance with Section 3.6 of the Wethersfield Zoning Regulations to construct an addition to an existing garage at 19 Westway.

Second: Commissioner Oickle seconded the motion.

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

Nay: None;

Vote: 7 – 0;

Public Hearing Closed.

Motion: Commissioner Oickle made a motion to approve, as submitted, **PUBLIC HEARING APPLICATION NO. 1824-14-Z: Ronald Ashe** seeking a Special Permit in accordance with Section 3.6 of the Wethersfield Zoning Regulations to construct an addition to an existing garage at 19 Westway.

Second: Commissioner Homicki seconded the motion.

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

Nay: None;

Vote: 7 – 0;

Motion Approved as submitted.

Motion: Commissioner Homicki made a motion to add CRCOG functional Classification of roadways (Principal Arterial, Minor Arterial, Collector, and Local) for discussion purposes.

Second: Commissioner Dean seconded the motion.

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

Nay: None;

Vote: 7 – 0;

Motion Approved.

Mr. Gillespie and Mr. Turner will discuss this matter further to ascertain criteria utilized by CTDOT. The Commissioners are to e-mail Mr. Gillespie with any input regarding this matter so that the information can be factored into the response made to CRCOG.

4. OTHER BUSINESS:

4.1 A discussion regarding medical marijuana.

Mr. Gillespie indicated the Planning Department has continued to work on finalizing language pertaining to a one (1) year moratorium on the production and distribution/dispensary facilities for medical marijuana. The Planning Department has been researching this matter for comparable regulatory documents from Towns that have established moratoriums and has obtained documents from the following Towns: Ansonia, Darien, Madison, Monroe, New Canaan, Westport, Wilton, Ridgefield, and West Hartford. The Towns of Shelton and Monroe have prohibited medical marijuana facilities. Wethersfield is obligated by statute to send the Application, once filed, to the Regional Planning Agency. There is then a thirty-five (35) day waiting period prior to the Public Hearing of said Application.

He noted he will discuss this matter at the next few PZC Meetings in order to finalize the language and to determine when in September a hearing would be scheduled.

5. MINUTES – May 20, 2014 Planning & Zoning Commission Meeting Minutes

Commissioner Oickle indicated on Page 3, Paragraph 4, Line 1, “modes” is to be changed to “nodes.”

Motion: Commissioner Oickle motioned to approve the minutes, as corrected.

Second: Commissioner Standish seconded the motion.

Aye: Roberts, Harley, Oickle, Dean, Standish;

Nay: None;

Vote: 5 – 0;

Commissioners Homicki and Fazzino abstained from the vote, as they were not present for the May 20, 2014 Planning & Zoning Commission Meeting.

May 20, 2014 Planning & Zoning Commission Meeting Minutes approved as corrected.

6. STAFF REPORTS:

Mr. Gillespie indicated Chapel Engineering Associates of Marlborough, MA, representing AT&T, is beginning the process of licensing a new cell tower [one hundred fifty (150') feet in height] at the Harris property, 400 Two Rod Highway, which is planned for placement below structures at the site. The location is in the rear yards of Rocky Hill residents residing on Stonehill Drive. The process will also look at potential historical impacts. The Siting Council takes jurisdiction on this matter. Mr. Gillespie will keep the Commission posted as new information occurs, and the Siting Council has jurisdiction over this matter.

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 at this meeting.

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:

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. Downes Construction Company will be asking to extend hours of operation at the construction site. Commissioner Dean reminded the Commission (mindful of establishing a quorum for future meetings) that he has recused himself from this matter.

10. ADJOURNMENT:

Motion: Commissioner Oickle motioned to adjourn the meeting at 7:55 p.m.

Second: Commissioner Homicki seconded the motion.

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

Nay: None;

Vote: 7 – 0;

Meeting adjourned.

Respectfully submitted,
Ellen Goslicki, Recording Secretary