

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

October 2, 2012

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, October 2, 2012 at 5:00 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 5:09 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 six (6) full members and two (2) alternate members in attendance. All members present to participate.

Members of the Public were present.

2. OLD BUSINESS:

2.1 PUBLIC HEARING APPLICATION NO. 1769-12-Z: Jaimin Malaviya Seeking a Special Permit in accordance with Sections 5.2, 5.8 and 6.2.D.4 of the Wethersfield Zoning Regulations for the addition of restaurant, larger banquet facility, a shared parking agreement and for the sale and dispensing of alcoholic beverages at 1330 Silas Deane Highway (Comfort Inn).---CONTINUED.

Mr. Gillespie informed the Commission that the Applicant has not submitted the documentation necessary to properly evaluate its Application despite several attempts by the Planning Office to move this matter forward. Mr. Gillespie indicated there is a recommendation from Staff that the hearing be closed and that this Application be denied without prejudice.

Motion: Commissioner Oickle made a motion to close the public hearing of **PUBLIC HEARING APPLICATION NO. 1769-12-Z: Jaimin Malaviya** Seeking a Special Permit in accordance with

Sections 5.2, 5.8 and 6.2.D.4 of the Wethersfield Zoning Regulations for the addition of restaurant, larger banquet facility, a shared parking agreement and for the sale and dispensing of alcoholic beverages at 1330 Silas Deane Highway (Comfort Inn).

Second: Commissioner Standish seconded the motion.

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

Nay: None;

Vote: 8 – 0;

This Public Hearing was Closed.

Motion: Vice Chairman Roberts made a motion to deny without prejudice, **PUBLIC HEARING APPLICATION NO. 1769-12-Z: Jaimin Malaviya** Seeking a Special Permit in accordance with Sections 5.2, 5.8 and 6.2.D.4 of the Wethersfield Zoning Regulations for the addition of restaurant, larger banquet facility, a shared parking agreement and for the sale and dispensing of alcoholic beverages at 1330 Silas Deane Highway (Comfort Inn).

Second: Commissioner Oickle seconded the motion.

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

Nay: None;

Vote: 8 – 0;

This Application was denied without prejudice.

3. NEW BUSINESS:

There was no New Business discussed during this meeting.

4. OTHER BUSINESS:

4.1 Review of the Draft 2013 Plan of Conservation and Development.

There was a review and discussion regarding the draft Update of the 2000 Plan of Conservation and Development (hereinafter referred to as POCD), which was led by Glenn Chalder, AICP, Planimetrics. Mr. Chalder's preparation of the draft document was based on feedback provided by the Commission, Mr. Gillespie, Commissioner Brent Owen of the Wethersfield Inland, Wetlands and Watercourses Commission (WIWWC) and Bruce Bockstael of the Design Review Advisory Committee in response to what was learned from the public meeting forum (held Tuesday, January 31, 2012, 7:00 p.m. at the Wethersfield Community Center) where the public engaged in discussion about the Town's Plan of Conservation and Development (refer to website: PlanWethersfield.com) as well as further discussions regarding the POCD at the February 22, 2012 and March 20, 2012, April 17, 2012, and May 15, 2012 Planning and Zoning Commission Public Hearings and Meetings. Results of a Telephone and On-Line

Survey (which was available to the public this past summer at www.planwethersfield.com) are also reflected in the draft POCD.

Please note that the draft being reviewed at this meeting pertains to the document used as a reference at this meeting: *First Draft – For PZC Discussion Only – 0912.*

Mr. Chalder noted the four (4) levels of POCD review:

- 1) Overall structure
 - (a) Does the basic structure work?
 - (b) Are the major themes appropriate?
 - (c) Is the overall tone suitable?

- 2) Chapters/Topical Elements
 - (a) Are the important topics included?
 - (b) Are the major issues addressed?
 - (c) Is the analysis logical?
 - (d) Is the presentation appropriate?
 1. Inventory
 2. Assessment
 3. Strategies
 - a. Strength of Verbs
 - (e) Are the maps accurate and clear?
- 3) Wordsmithing
 - (a) Are the words and grammar appropriate?
 - (b) Is the punctuation correct?
- 4) Presentation
 - (a) Is the overall presentation compelling?
 - (b) Is the document user-friendly?

It was recommended by Planimetrics that the 2013 Wethersfield POCD be organized primarily on a thematic basis because the Town is doing many things well in terms of management and administration of the day-to-day operations. A thematic organization to the POCD is one way to clearly and concisely state the key issues for Wethersfield to focus on during planning period 2013-2023.

Mr. Chalder and the Commissioners reviewed the ninety (90) page first draft of the POCD page by page in consideration of the four (4) level review process described by Mr. Chalder (and noted in items 1-4 above). Drawings relative to content described in the draft POCD are in the process of being prepared and have been noted in the draft as such. It was recommended by Mr. Gillespie, Ms. Bradley and Commission Members that better quality photographs are needed. Historical references will be verified with the Wethersfield Historical Society. Some fonts used throughout the document need to be altered to better clarify graphing elements and other text. Notations referencing existing land use, for example, need to mention that the data is based on information from the Assessor's database. More description and additional examples were recommended in the definition of open space (i.e. dedicated, managed) and that the Broad Street Green, Pine Acres Swim & Tennis Club, Inc., Wethersfield Country Club, Inc., and Wethersfield Yacht Club, Inc. need to be accurately depicted on the Existing Land Use Map (draft POCD page 29). Typographical errors were noted and will be corrected. It was recommended by the Commissioners that information described in "Community Surveys" (draft POCD page 33) includes a description of how many people participated in the on-line survey. Another recommendation was in the

“Protect Residential Character” section (draft POCD page 36) for more clarifying language for “nuisance” and the concept of “aging in place”. Draft POCD page 38 “Provide Facilities For Community Needs”, language for item #6 may include possible site acquisition due to its availability, and on page 39, the map should not include the Bike Trail as depicted. Pages 40-43 of the draft POCD contains information regarding the extension of sidewalks and trails, as well as establishment of bicycle routes that was modified (green dotted portions of map will be eliminated on page 43). “Protect Historic Resources” on pages 46-47 of the draft POCD, Town Staff will research some issues and perhaps a reference to State resource authorities may be included. Page 47 of the draft POCD, The “Historic Resources Map” will identify structures that are on the National Register of Historic Places. Mr. Gillespie suggested a fifth element to the section “Enhance Transit Services” be added regarding inclusion of additional bus shelters that are consistent in design. Language was modified on page 50 in the section “Enhance Streets”. It was recommended that language mentioned on page 56 of the draft POCD relative to the 1987 *Silas Deane Highway Master Plan* also be placed on page 54 of the draft POCD, as the information is noteworthy to property owners and developers. It was recommended that the node areas indicated on Page 57 of the draft POCD be described, and it was also noted that modifications to state owned roadways would result in integral involvement from the State of Connecticut Department of Transportation. Task #4 on page 62 of the draft POCD would be eliminated. Policy #3 on page 63 was modified to read “Pursue funds for redevelopment of properties where considered vital to encouraging appropriate development.” Task #10 on page 64 of the draft POCD would be eliminated. Policy #2 on page 74 was modified to read “Consider the opportunity to preserve and/or connect no-thru streets.” Discussion of Page 76 of the draft POCD included the proposed deletion of Items 2 and 5 in the “Support Farms and Farming” section. Mr. Gillespie indicated that research is needed regarding farmers and farming activity. It was suggested that inclusionary language mentioned activity sufficient to promote agricultural viability as well as the vision to preserve the extent of activity to agricultural in the AG zone. Discussion of Page 77 of the draft POCD resulted in the suggestion of including a paragraph describing what utility infrastructure is. Mr. Gillespie suggested a review of the telecommunication zoning regulations. Mr. Chalder indicated that once POCD strategies have been refined, implementation schedules will be prepared.

Changes will be made to this *First Draft – For PZC Discussion Only – 0912* draft POCD based on the feedback and discussion during this meeting, and a public hearing regarding the 2013POCD will be scheduled in the near future.

4.2 A letter dated September 19, 2012 from RJD Development CO LLC regarding Application No. 1762-12-Z (214 Goff Road).

Mr. Gillespie indicated the Applicant is seeking a ninety (90) day extension of time in which to file the mylars required, and Staff is suggesting the extension of time be granted.

Motion: Commissioner Oickle made a motion to approve a ninety (90) day extension of time in which to file the required mylars pertaining to **APPLICATION NO. 1762-12-Z (214 Goff Road)**.

Second: Vice Chairman Roberts seconded the motion.

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

Nay: None;

Vote: 8 – 0;

Request for extension of time was approved.

5. MINUTES – September 18, 2012 Planning & Zoning Commission Meeting Minutes:

Chairman Harley noted that the date displayed on the header of each page of the Minutes is to read September 18, 2012 instead of September 2, 2012.

Commissioner Dean sent an e-mail to the Commissioners on this date noting a change to the Minutes on Page 11, Paragraph 5, delete lines 5-9 and add “upon the determination of the Chairman to disallow his participation, he simply took up space silently. In addition to the attendance by the Commissioners, there were two other Alternates in attendance, both of whom had been present at the previous meeting when the matter undergoing the public hearing was introduced, making his availability on September 18, 2012 superfluous, redundant and unnecessary.”

Motion: Commissioner Oickle made a motion to approve the Minutes from the September 18, 2012, Planning & Zoning Commission Meeting, as corrected.

Second: Vice Chairman Roberts seconded the motion.

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

Nay: None;

Vote: 6 – 0;

Commissioner Fazzina and Commissioner Standish did not participate in the vote.

Minutes of the September 18, 2012 Meeting of the Planning & Zoning Commission were Approved, as corrected.

6. STAFF REPORTS:

Mr. Gillespie indicated there are approximately five (5) proposals that the Town is reviewing with regard to the Wilkus property currently for sale.

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 memo dated September 4, 2012 from Jeff Bridges regarding 2013 Meeting Dates & Times.

Motion: Clerk Margiotta made a motion to approve the Planning & Zoning Commission 2013 Meeting Schedule proposed.

Second: Vice Chairman Roberts seconded the motion.

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

Nay: None;

Vote: 8 – 0;

Planning & Zoning Commission 2013 Meeting Schedule was approved.

Note: Mr. Gillespie indicated the Commissioners could consider having their meeting start time earlier than 7:00 p.m. A discussion among the Commissioners concluded with the understanding that the 7:00 p.m. start time for future meetings would remain, but that time could be subject to periodic change as needs dictate.

8.2 An invitation to attend CT Land Use Academy Advanced Training at Central Connecticut State University on November 10, 2012.

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:

There were no pending applications discussed during this meeting.

10. ADJOURNMENT:

Motion: Commissioner Homicki motioned to adjourn the meeting at 10:13 p.m.

Second: Vice Chairman Roberts seconded the motion.

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

Nay: None;

Vote: 8 – 0;

Meeting adjourned.

Respectfully submitted,
Ellen Goslicki, Recording Secretary