

TOWN OF WALLINGFORD, CONNECTICUT

TOWN COUNCIL ORDINANCE COMMITTEE

Town Council Chambers

August 17, 2010

MINUTES

The following minutes are a record of the Town Council Ordinance Committee meeting on August 17, 2010. The meeting was called to order at 8:00 P.M. by Co-Chairman Vincent Cervoni, following the regular Town Council meeting.

Present: Councilors Cervoni, Economopoulos, Fishbein, LeTourneau, Rascati, J. Sullivan and Testa. Councilors Farrell and Parisi were absent.

Eloise Hazelwood, Director of Health, was also present.

1. Private Sewage Disposal Systems, Chapter 177, Article II - Health Director

Eloise Hazelwood, Director of Health, reported that the Article was revised to make it a better ordinance and to bring it into full compliance with the Connecticut Health Code and the Connecticut Technical Standards. In conjunction with the Town Attorney, who reviewed the legal issues, the article was reviewed and approved by DPH for technical competency. She said that this differs in that it is more comprehensive and includes definitions that were not there. It needed to be updated and had not been reviewed in several years. She added that anytime there are no public sewers, this article comes into play. It is not about public sewers; it's about subsurface sewage, which is a different onsite waste management system, not a centralized waste management system, which is what public sewers are. This article is included within the Sewer Division Chapter and pertains to subsurface sewage disposal. She said that based on site conditions, they may require additional soil testing. It could be repair work, an addition to a property that is served by subsurface sewage and does not satisfy the Public Health Code, the Health Department has within their right to require additional soil testing. She added that the authority for subsurface sewage disposal systems rests with the Health Department by statute and by regulation. She said that there is no other agency in town for this but they can work with a professional engineer or a soil scientist or the property owner and a subsurface installer but the actual authority and the ultimate decision rests with the health department.

Mr. LeTourneau made a motion to refer the change in the chapter to the Town Council for approval.

Mr. Fishbein seconded.

The vote was unanimous. The motion passed.

2. Discussion with regard to whether a recommendation for an ordinance to regulate an incentive for downtown and the Route 5 business districts is in order.

Councilor Cervoni commented that this is his item and that he has done some research which did not result in anything that would create an ordinance that would pass. He said that our town is not in poor enough shape to be able to do something like this. He observed that the ability to tax or offer incentives is created by statute in Connecticut. He noted that the towns have the ability to do that because the statutes allow us to and tell us to, so we are compelled as a town to follow the statutes. He said that the only way a tax incentive can be created is if there is some authority in the statutes, which refer to distressed zones that have to meet certain criteria. Meriden has zones like that called *Enterprise Zones* where they have been able to offer a variety of incentives to draw businesses into

the zone. He noted that he has discussed this with the Town Attorney the possibility of working with the Electric Division to offer some type of incentive to new business. Route 5, Center Street, the town's businesses districts, the town's portals, where one comes into Wallingford, and properties that need help who, could use some incentive to make the property attractive to draw in business were discussed.

The Council also talked about the incentives that are already in place, about the Economic Development Commission, incentives to landlords, rental spaces, store fronts, Wallingford Center's sign program incentive, IX-Zone, brainstorming with the EDC, street tree maintenance and lack of it, parking, problem property sites and zoning enforcement.

Robert Gross brought up the blight ordinance and enforcement, 390 Center Street and the American Legion Building, open space and parks.

3. Discussion with regard to bicycle racks.

The Council agreed in general to the idea of bicycle racks and were in consensus that more information was needed. They pointed to information with regard to cost, style and placement for the racks.

Mr. LeTourneau suggested that a business could sponsor a bike rack.

Ben Martin. Ward Street, an avid bicycler, who has asked the Council to address this issue offered at this meeting to do some research to get answers to some of the questions that were raised.

The Council agreed to hear more at another meeting.

Mr. Fishbein made a motion to adjourn the meeting. Mrs. Rascati seconded the motion. Six (6) Councilors present voted aye. The meeting adjourned at 9:03 P.M.

Respectfully submitted,

Sandra R. Weekes
Town Council Secretary