

ACTION MINUTES
Wallingford Planning & Zoning Commission Meeting
Monday, August 10, 2009

Call to Order – 7:13 p.m.
 Roll Call
 Pledge of Allegiance

Approval of Action Minutes – July 13, 2009 **APPROVED: M. Baxter; J. Seichter; S. Voss; J. Fitzsimmons**
ABSTAINED: P. Birney
 Approval of Minutes – July 13, 2009 **APPROVED: M. Baxter; J. Seichter; S. Voss; J. Fitzsimmons**
ABSTAINED: P. Birney

Election of Officers **Postponed**

PUBLIC HEARINGS

7:00 p.m.

1. Special Permit (Outdoor Recreation)/Tyrrell/North Colony Road #406-09
APPROVED: M. Baxter; J. Seichter; S. Voss; J. Fitzsimmons; P. Birney
MOTION: A Special Permit for Tyrrel to permit an outdoor karting track, and the reduction of parking requirements for On Track Karting, 984 North Colony Road, subject to:
1. The applicant will work with Engineering regarding the maintenance of the safety requirements of the interconnection.
 2. The applicant will work with the Town Planner to develop appropriate potted landscaping.
 3. To change the parking requirement for a karting business at this location to 1 space for 500 sq.ft. rather than 1 space for 250 sq.ft.

7:30 p.m.

2. Special Permit/890 North Colony Road, LLC/North Colony Road/North Main Street Ext. #405-09
APPROVED: M. Baxter; J. Seichter; S. Voss; J. Fitzsimmons; P. Birney
MOTION: A Special Permit for a 15,054 sq.ft. building addition for MidState Medical at 863 North Main Street Ext. as shown on plans entitled "Proposed MidState Medical Building Expansion, North Main Street/North Colony Road", dated 6/1/09, subject to:
1. The July 27, 2009 interoffice memorandum from Vincent Mascia, Senior Engineer, Water & Sewer Divisions, to Linda Bush, Town Planner, regarding this application.
 2. \$5,000.00 performance and maintenance bond.
 3. The applicant shall designate future parking, as represented this evening, on the final map, which is to be converted to parking at the Planner's discretion.
 4. The use for the building shall be a maximum of 47,592 sq.ft. as medical/dental or lab use, and 15,054 sq.ft. of the building be outpatient surgical center.

8:00 p.m.

3. Zoning Regulation Amendment/Ahearn/Multi-Family in T-30 (Tracy zone) #504-09
CONTINUED: To 9/14/09@ 7:00 p.m.

8:30p.m.

4. Special Permit (Change in Non-Conforming Use)/Corcoran/South Main Street #407-09
APPROVED: M. Baxter; P. Birney; J. Fitzsimmons; J. Seichter **ABSTAINED: S. Voss**
MOTION: A Special Permit for Corcoran at 309 South Main Street to change from one non-conforming use (two apartments and an office) to another non-conforming use (a three-family home), subject to:
1. Conditions set forth in the July 27, 2009 interoffice memorandum from Vincent Mascia, Senior Engineer, Water & Sewer Divisions, to Linda Bush, Town Planner, regarding this application.
 2. Conditions set forth in the 7/15/09 interdepartmental referral from Joseph Micalizzi, Fire Marshal, regarding this application.

OLD BUSINESS

5. Site Plan/J. Orsini/Lot 1C, Northrop Industrial Park Road West #209-09
APPROVED: M. Baxter; J. Seichter; S. Voss; J. Fitzsimmons; P. Birney
MOTION: A Site Plan to permit a 45,000 sq.ft. office/warehouse for Orsini shown on plans entitled "Northrop Industrial Park, Lot 1C, 1070 North Farms Road", dated 5/8/09, subject to:
1. A \$5,000.00 S&E bond as recommended by the Town Planner.
 2. Conditions set forth in the July 27, 2009 interoffice memorandum from Vincent Mascia, Senior Engineer, Water & Sewer Divisions, to Linda Bush, Town Planner, regarding this application.
 3. A \$10,000.00 performance and maintenance bond as recommended by the Senior Engineer of the Department of Public Utilities.
 4. Conditions set forth in the 6/10/09 interdepartmental referral from Joseph Micalizzi, Fire Marshal.
 5. Incorporate the conditions of approval set forth in a memorandum dated October 10, 2006, by the Department of Engineering to the Wallingford Planning and Zoning Commission that apply to application #241-06, with a change to Item #2 insofar as there is no driveway to Northrop Road. That includes a \$9,000.00 construction bond per the recommendation of the Town Engineer. These conditions of the Town Engineer will have to be confirmed in a new memorandum from Engineering before the issuance of a building permit.

RECEIPT AND ACTION REQUESTED

6. Site Plan (Accessory Apartment)/Ferretti/63 Simpson Avenue #213-09
APPROVED: M. Baxter; J. Seichter; S. Voss; J. Fitzsimmons; P. Birney
MOTION: A 606 sq.ft. accessory apartment for Ferretti at 63 Simpson Avenue, subject to:
1. Final inspection by the ZEO (Zoning Enforcement Officer)
7. Site Plan (Accessory Apartment)/Harwood/14 Taylor Lane #214-09
APPROVED: M. Baxter; J. Seichter; S. Voss; J. Fitzsimmons; P. Birney
MOTION: A 473 sq.ft. accessory apartment for Harwood at 14 Taylor Lane, subject to:
1. Final inspection by the ZEO (Zoning Enforcement Officer)
8. Special Permit Revision/Water Division/East Center Street (McKenzie Reservoir) #401-08R
APPROVED: M. Baxter; J. Seichter; S. Voss; J. Fitzsimmons; P. Birney
MOTION: A modification to Condition #2 of the February 11, 2008 approval of the Wallingford Water Division, which permitted the excavation and stockpiling at McKenzie Reservoir, to permit work to be performed on five (5) Saturdays, subject to:
1. Work hours will be 8:00 a.m. to 2:00 p.m.
 2. There will be no hauling permitted on any of those Saturdays.
 3. All of the work on those additional Saturdays will be done within the on-site construction limits.

SURVEY WAIVER

9. Bracale/Wayne Road
DENIED: J. Seichter; S. Voss; J. Fitzsimmons; P. Birney **ABSTAINED:** M. Baxter
REASON: The Commission determined the proposal was not in line with the intention of the Zoning Location Survey provision.

CALLING OF BOND

10. Housewright Development/288 Cook Hill Road
CALLED: M. Baxter; J. Seichter; S. Voss; J. Fitzsimmons; P. Birney

BOND RELEASES

11. Greene-Woronick/1632 Tuttle Avenue **RELEASED**
12. Crowell/1044 North Farms Road **RELEASED**
13. Capasso/980 Clintonville Road **RELEASED**
14. Edger/342 Grieb Road **RELEASED**
15. Hadarik/Village Lane **RELEASED** #232-03
16. Ceruzzi/Home Depot/North Colony Road #427-97
17. White Way Laundry/Hall Avenue **RELEASED** #229-99
18. Fulton Forbes/South Colony Street **RELEASED** #415-01

CORRESPONDENCE

19. Polverari/Flashing Sign
20. Mayor Dickinson/Commuter Rail
21. Janis Small, Town Attorney/Public Act 09-181
22. DEP/Wallingford Used Parts and Recycling
23. Ianuzzi/Sign Enforcement
24. Behera/Playscapes at Fieldstone

REPORTS OF OFFICERS AND STAFF

25. Administrative Approvals
 - a. Change of use/Jakes/175 Center Street #312-09
26. ZBA Decisions/July 20, 2009
27. ZBA Agenda/August 17, 2009
28. Zoning Violation Log
29. Proposed Zoning Amendment/ZBA Survey Requirement
30. Notes
31. Special Meeting/August 17, 2009

MEETING ADJOURNED: 10:47 p.m.

M. Baxter; P. Birney; S. Voss; J. Fitzsimmons; J. Seichter

PLEASE NOTE: First Commissioner noted after an action is the Commissioner making the motion; second Commissioner noted is the Commissioner seconding the motion

"Individuals in need of auxiliary aids for effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five days prior to meeting date."