

ACTION MINUTES
Wallingford Planning and Zoning Commission Meeting
Monday, July 13, 2009
7:00 p.m.

Call to Order

Roll Call: **J. Fitzsimmons; M. Baxter; D. Fritz; J. Seichter; S. Voss; J.P. Venoit; C. Smith**

Pledge of Allegiance

Approval of Action Minutes – June 8, 2009: **APPROVED: M. Baxter; S. Voss; J. Fitzsimmons; D. Fritz; J. Seichter**

Approval of Minutes – June 8, 2009, June 19, 2009: **APPROVED: M. Baxter; S. Voss; J. Fitzsimmons; D. Fritz**
J. Seichter abstained from June 19 minutes only

Election of Officers: **No Action**

1. Discussion – Temporary Signs

PUBLIC HEARINGS

8:00 p.m.

2. Special Permit/890 North Colony Road, LLC/North Colony Road #405-09
CONTINUED to August 10, 2009 @ 7:30 p.m.

RECEIPT AND ACTION REQUESTED

11. Site Plan-Accessory Apartment/Mezzie/68 Schoolhouse Road #210-09
APPROVED: M. Baxter; D. Fritz; S. Voss; J. Seichter; J. Fitzsimmons
MOTION: To approve a 530 sq.ft. accessory apartment for Mezzie at 68 Schoolhouse Road, subject to:
1. Inspection by ZEO (Zoning Enforcement Officer).

8:30 p.m.

3. Zoning Regulation Amendment/PZC/Accessory Apartments #908-09
APPROVED: M. Baxter; D. Fritz; S. Voss; J. Seichter; J. Fitzsimmons
MOTION: An amendment to §6.15B of the Zoning Regulations to clarify how the size of accessory apartments must be calculated because:
It is a necessary clarification of the regulations.

J.P. Venoit left the meeting at this time

OLD BUSINESS

4. Site Plan/Lohman/Atwater Place #206-09
DENIED: M. Baxter; D. Fritz; S. Voss; J. Seichter; J. Fitzsimmons
MOTION: A site plan for a 19,000 sq.ft. warehouse development for Lohman as shown on plans entitled "Site Layout and Landscaping Plan, proposed contractor storage units, Lots #8 & #9 Russell Jennings Commercial Park, #6 & #10 Atwater Place", dated 3/16/09, revised to 5/18/09:
Based on all of the evidence; it is clear that the applicant is not in compliance.

NEW BUSINESS

5. Site Plan/J. Orsini/Lot 1C, Northrop Industrial Park Road West #209-09
(NO ACTION REQUESTED)

CALLING OF BOND

6. Baker Residential/Fieldstone Farms #409-02
APPROVED: M. Baxter; D. Fritz; S. Voss; J. Seichter; J. Fitzsimmons
MOTION: If work has not begun as of August 3, 2009 that the Town of Wallingford call the \$130,000.00 construction surety bond posted by Baker Residential. Baker Residential, to date, has not completed any of the road work on Grieb Road required as a condition of approval of Fieldstone Farm; this road work was required to provide safe sight distances on Grieb Road from the two new entrances built as part of Fieldstone Road.

J. Fitzsimmons left the meeting at this time; C. Smith sat in his stead.

DISCUSSION AND POSSIBLE ACTION

- 7. Changes to State Plan of Conservation and Development **APPROVED: J. Seichter; D. Fritz; M. Baxter; S. Voss; C. Smith --- Letter**
- 8. Wallingford Rail Platform Location: **APPROVED: J. Seichter; D. Fritz; M. Baxter; S. Voss. C. Smith Letter to Mayor approving his recommendation**

BOND RELEASES

- 9. Greene-Woronick/59 Pond Hill Road - **Released**
 - 10. Cambridge Equities/25 Research Parkway - **Released** #415-97
 - 10a. Site Plan/DeVit/Church Street, Yalesville – **Released** #241-01
- All three Approved for release: J. Seichter; D. Fritz; M. Baxter; S. Voss; C. Smith**

SURVEY WAIVER

- 12. Bracale/Wayne Road – **No Action, need more information**

CORRESPONDENCE

- 13. Gervasio/Incentive Housing Zone
- 14. EDC/I-5 Zone
- 15. Mantzaris/Silver Pond Signs

REPORTS OF OFFICERS AND STAFF

- 16. Administrative Approval
 - a. Alpha Dental Group/North Plains Industrial Road #310-09
 - b. UPS Freight/North Plains Industrial Road #211-09
 - c. Splat Art Studio/North Colony Street #311-09
- 17. Buttermilk Farms vs. PZC of Plymouth
- 18. Timeframes to Act on Applications
- 19. ZBA Decisions – June 15, 2009
- 20. ZBA Agenda – July 20, 2009
- 21. Zoning Violation Log
- 22. Proposed Zoning Amendment/Excavation and Stockpiling
- 23. Notes

Meeting adjourned at 10:45 p.m.

"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."

PLEASE NOTE:

**First Commissioner listed after an action is Commissioner making motion
Second Commissioner listed is Commissioner seconding motion**