

ACTION MINUTES
Wallingford Planning and Zoning Commission Meeting
Monday, September 14, 2009

Call to Order – 7:10

Roll Call – M. Baxter (acting Chair); P. Birney (acting Secretary); J. Seichter; J.P. Venoit

Pledge of Allegiance

Approval of Action Minutes – August 10, 2009- APPROVED – J. Seichter; P. Birney; J.P. Venoit; M. Baxter

Approval of Minutes – August 10, 2009 – APPROVED – J. Seichter; P. Birney; J.P. Venoit; M. Baxter

Approval of Minutes - August 17, 2009 – NO ACTION

PUBLIC HEARINGS

7:00 p.m.

1. Zoning Regulation Amendment/Ahearn/Multi-Family in Tracy Zone #504-09

APPROVED: J. Seichter; P. Birney; J.P. Venoit; M. Baxter

MOTION: To approve new Section 4.22D of the zoning regulations to make multi-family development a permitted use in the Tracy zone with a modification to proposed Section 4.22.D.9.c where the minimum floor area for a one-bedroom unit would be 500 feet; for two bedrooms it would be 575 ft. and for 3 bedrooms would be 650 ft. because: It creates additional housing and development opportunities in this zone as well as it is consistent with the Plan of Conservation and development.

7:30 p.m.

2. Zoning Regulation Amendments/Wallingford PZC

a. New Section 6.9.C – Temporary Signs #909-09

Continued to October workshop meeting

b. New Section 9.1.H.2 – Zoning Location Surveys and Variances #910-09

APPROVED: J. Seichter; P. Birney; J.P. Venoit; M. Baxter

MOTION: To add new Section 9.1.H.2 to clarify when zoning location surveys are necessary to apply to the ZBA because: It further clarifies the zoning regulations.

c. Amend Section 7.3.H – Site Plan Requirements #911-09

APPROVED: J. Seichter; P. Birney; J.P. Venoit; M. Baxter

MOTION: To amend Section 7.3F to clarify that site plans must be built in accordance with the approved plans because: It removes any ambiguity with respect to the subject matter being discussed.

d. New Section 7.5.F – Special Permit Requirement #912-09

APPROVED: J. Seichter; P. Birney; J.P. Venoit; M. Baxter

MOTION: To add new Section 7.5E to clarify that all Special Permits must be built in accordance with the approved plans because: This removes any and all ambiguity with respect to the subject matter being discussed.

RECEIPT AND ACTION REQUESTED

3. 8-24/Purchase of 112, 114 & 118 Dibble Edge Road

APPROVED: J. Seichter; P. Birney; J.P. Venoit; M. Baxter

MOTION: The Planning and Zoning Commission of the Town of Wallingford, exercising the authority of the Planning and Zoning Commission pursuant to Section 8-24 of the General Statutes, having reviewed the proposal for the Dibble Edge Land Purchase, hereby approves such proposal.

4. 8-24/Property Line Adjustment/116 & 118 Dibble Edge Road

APPROVED: J. Seichter; P. Birney; J.P. Venoit; M. Baxter

MOTION: The Planning and Zoning Commission of the Town of Wallingford, exercising the authority of the Planning and Zoning Commission pursuant to Section 8-24 of the General Statutes, approve the adjustment/transfer of property between 118, 116 and 112 Dibble Edge Road.

5. Site Plan – Accessory Apartment/Moore/157 Cook Hill Road #215-09

APPROVED: J. Seichter; P. Birney; J.P. Venoit; M. Baxter

MOTION: To approve a 780 sq.ft. accessory apartment for Moore at 157 Cook Hill Road, subject to:

a. Final inspection and approval by the ZEO.

RECEIPT AND ACTION REQUESTED (cont.)

6. Change of Use/KGJG, LLC/South Cherry Street #317-09

APPROVED: J. Seichter; P. Birney; J.P. Venoit;
M. Baxter (voted no to approve)

MOTION: To approve the Change of Use of 419 South Cherry Street from an auto auction to a building and yard to be utilized by several auto repair, auto sales and auto transport businesses, subject to:

a. All cars for sale or repair be located behind the chain-link fence.

EXTENSIONS REQUESTED

7. Subdivision/Maplewood Construction/Grove Street #101-09

APPROVED: J. Seichter; P. Birney; J.P. Venoit; M. Baxter

MOTION: To approve a 90-day extension for the filing of the mylar on the Land Records

8. Special Permit/R.L. Rogers/Hall Avenue #414-00

APPROVED: J. Seichter; P. Birney; J.P. Venoit; M. Baxter

MOTION: To approve a one-year extension for the Special Permit

BOND RELEASES AND REDUCTIONS

9. Special Permit/Riverwood, LLC/Danny's Way - **RELEASED** #409-00

10. Special Permit/Baker Residential/Grieb Road #409-02

11. Special Permit/279 Quinnipiac Street, LLC/Fern Avenue - **REDUCED** #403-09

Reduce the bond for 279 Quinnipiac Street and 2 Fern Avenue to \$5,000.00

12. Special Permit/Ceruzzi (Home Depot)/North Colony Road - **RELEASED** #427-97/427-97R

13. Subdivisions/Shweky/Dibble Edge Road - **RELEASED** #109-03

Conditioned on the Town filing a boundary mylar on the Land Records

14. Special Permit/1070 North Farms Road/Northrop Road #241-06

CORRESPONDENCE

15. CFPZA Newsletter

16. J. Molloy, Esq./I-5 Zoning Regulation

17. OPM/State Plan of Conservation and Development

REPORTS OF OFFICERS AND STAFF

18. Aquifer Protection Area Inspection Form

19. Administrative Approvals

a. Site Plan/Catholic Cemeteries Assoc./Christian Street (St. John Cemetery) #212-09

b. Change of Use/Islamic Center of Wallingford/Yale Avenue #314-09

c. Zoning Permit/Youghioghenny Communications/Gaylord Farm Road #801-09

d. Change of Use/Acord, Inc./Yale Avenue #313-09

e. Change of Use/Bourgeois/Center Street #315-09

20. ZBA Decisions/August 17, 2009

21. ZBA Agenda/September 21, 2009

22. Notes

23. Zoning Violation Log

MOTION TO ADJOURN – 9:00 p.m.

APPROVED: J. Seichter; P. Birney; J.P. Venoit; M. Baxter

Please Note:

Commissioners listed after an action are: 1st listed, Commissioner making motion; 2nd listed, Commissioner seconding motion.