

**ACTION MINUTES**  
**Wallingford Planning and Zoning Commission Meeting**  
**Monday, May 11, 2009**  
**7:00 p.m.**  
**Robert Earley Auditorium**  
**Town Hall – 45 South Main Street**

Call to Order – 7:08 p.m.

Roll Call – J. Fitzsimmons; D. Fritz; J. Seichter; A. Menard; J.P. Venoit  
Commissioner P. Birney arrived after roll-call was taken

Pledge of Allegiance

Approval of Action Minutes –April 13, 2009- **APPROVED:** J.Seichter; J.P. Venoit; D. Fritz; A. Menard;  
J. Fitzsimmons

Approval of Minutes – April 13, 2009- **APPROVED:** J. Seichter; J.P. Venoit; D. Fritz; A. Menard;  
J. Fitzsimmons

**PUBLIC HEARINGS**

**7:00 p.m.**

1. Zoning Regulation Amendment/DiGiuseppe/Sec. 4.5B/Classic Cars #502-09

**DENIED**

**MOTION:** To approve Application #502-09 for Zoning Regulation Amendments for Digiuseppe:

1. In Section 2.2 to make a definition of classic car being "Any motor vehicle 25 years or older.", and To add a new Section 4.5.C.7 for "Classic car parts sales subject to the following requirements:
  - a. "no outside display of vehicles
  - b. all repair operations are carried on in a building or within an enclosure of suitable height to screen the operation from the street and any nearby residence district
  - c. the lot is at least 20,000 sq.ft. in size"

At the suggestion of Mr. Menard, Mr. Fritz agreed to amend subpart a in the motion by adding "for sale", to read:

- a. "no outside display of vehicles for sale."

YES: D. Fritz; A. Menard

NO: J. Seichter; P. Birney; J. Fitzsimmons

2. Zoning Map Amendment/DiGiuseppe/R-6 to CA-6/North Colony & Meadow Streets #503-09

**DENIED**

**MOTION:** That we deny a Zoning Map Change to rezone 26 Meadow Street and the rear of 65 North Colony street from R-6 to CA because it's inconsistent with our Plan of Development and not compatible with the other uses within that area, particularly on Meadow Street.

YES: J. Seichter; P. Birney; D. Fritz; J. Fitzsimmons

NO: A. Menard

**7:30 p.m.**

3. Resubdivision/Maplewood Construction/Grove Street –**NO ACTION REQUESTED** #101-09

**8:00 p.m.**

4. Subdivision Regulation Amendment/PZC/Sec. IV/Sight Distances #907-09

**APPROVED:** D. Fritz; P. Birney; J. Seichter; A. Menard; J. Fitzsimmons

**MOTION:** To approve Amendments to Section VI- Design Criteria and the removal of Appendix C, both in the Subdivision Regulations, to better reflect the sight distance requirements we want for new roads because the Department of Engineering on March 12, 2009, said so

**OLD BUSINESS**

5. Site Plan/CT Siting Council/CMEEC/Thorpe Avenue –**NO ACTION REQUESTED** #204-09

6. Site Plan/CT Siting Council/CMEEC/Old North Colony Road – **NO ACTION REQUESTED** #205-09

**NEW BUSINESS**

7. Site Plan/Lohman/Atwater Place – **NO ACTION REQUESTED** #206-09

**RECEIPT AND ACTION REQUESTED**

8. Revisions/Fieldstone Farm/Grieb Road #409-02  
**APPROVED:** D. Fritz; J. Seichter; P. Birney; A. Menard; J. Fitzsimmons  
**MOTION:** To accept Application #409-02 for revisions to fieldstone Farm/Grieb Road with a map dated 04/13/09, with no conditions.
9. Site Plan – Accessory Apartment/Kushwara/Rhey Avenue #208-09  
**APPROVED:** D. Fritz; P. Birney; J. Seichter; A. Menard; J. Fitzsimmons  
**MOTION:** To approve a 779 sq.ft. accessory apartment for Kushwara at 1545 Rhey Avenue subject to:  
a. Final inspection by the Zoning Enforcement Officer.

#### **BOND RELEASES**

10. Glazewski/68 Grandview Avenue – **NO ACTION**

#### **CORRESPONDENCE**

11. McManus/Metal Containers – **Chairman Fitzsimmons will contact Attorney McManus**  
12. Mantzaris/Temporary Stockpiles - **Discussed**  
13. Mantzaris/Excavation and Filling of Land - **Discussed**

#### **REPORTS OF OFFICERS AND STAFF**

14. Status/HomeCT Program – **Support letters from Town officials are going to the State.**  
15. Proposed Revisions/Excavation and Stockpiling Regulations – **To be discussed at June 8<sup>th</sup> Regular Meeting**  
16. Proposed Revisions/Accessory Apartments – **To be discussed at June 8<sup>th</sup> Regular Meeting**  
17. ZBA Decisions/April 20, 2009 – **Received and noted**  
18. ZBA Agenda/May 18, 2009 – **Received and noted**  
19. Zoning Violation Log - **Discussed**  
20. Notes – **Received for the Record**  
21. Survey Waiver/Crump/Whirlwind Hill Road – **Unanimous consensus to approve the requested survey waiver for property at 1225 Whirlwind Hill Road. Town Planner Ms. Bush will notify him.**

**MEETING ADJOURNED: 9:10 p.m.**

**PLEASE NOTE: The first two Commissioners listed after an action are:**  
1. The Commissioner making the motion.  
2. The Commissioner seconding the motion.