

PAGE

INDEX

APPROVAL OF MINUTES:

- 2 Approval of Minutes – October 13, 2010 – APPROVED

PUBLIC HEARING:

- 2 1. Re-subdivision/Fusco/Research Pkwy., Thorpe Ave., Barnes Rd. & Carini Dr. #103-10 - APPROVED
3 2. Re-subdivision/Hazelwood/High Hill Rd #104-10 - APPROVED
4 3. Special Permit (Environmental Center)/Choate Rosemary Hall/East Main Street #414-10 - APPROVED
8 4. Zoning Regulation Amendment/Planning & Zoning Commission/Floodplain Regulations/Secs. 2.2, 6.5 & 9.1 #912-10 - APPROVED
8 5. Wallingford PZC/Updated Flood Insurance Rate Map #912-10 - APPROVED

NEW BUSINESS:

- 2 6. Subdivision/Greene-Woronick/Highland Avenue #102-10 – NOT TAKEN UP
2 7. Site Plan/Adams Landing Property Development/South Turnpike Road #219-10 – NOT TAKEN UP

BOND RELEASES AND REDUCTIONS:

- 9 8. Special Permit/Greene-Woronick/Quinnipiac Street & Fern Avenue #403-09 – NO ACTION
9 9. Site Plan/Juniper Ridge Associates/South Turnpike Road #228-04 – RELEASED
9 10. Site Plan/Casertano/Ravine Lane #223-01 – NO ACTION
10 11. Goldberg/213 Cheshire Road – NO ACTION
10 12. Special Permit/VW Homes/The Willows, North Farms Road #413-07 – REDUCED

8-24:

- 10 13. Proposed North Farms Volunteer Fire Station/North Farms Road - APPROVED

EXTENSIONS REQUESTED:

- 10 14. Workstage/Leigus Road – ONE-YEAR EXT. APPROVED

CORRESPONDENCE:

- 10 15. Mayor/IHZ
10 16. Gervasio/IHZ
11 17. Sisco/IHZ
11 18. CFPZA Newsletter

REPORTS OF OFFICERS AND STAFF:

- 11 19. 2011 Meeting Schedule - APPROVED
11 20. Joint workshop with Town Council/IHZ – SCHEDULED TO 12/20/10
11 21. Administrative Approvals – NOTED AS APPROVED
 a. Zoning Permit/Clearwire/Gaylord Farms Road #805-10
11 22. Proposed Zoning Amendment/Dictionary
11 23. ZBA Decisions/October 18
11 24. ZBA Agenda/November 22
11 25. Zoning Violation Log
12 26. Notes

**PLANNING AND ZONING COMMISSION
Town of Wallingford**

**REGULAR MEETING
Monday, November 8, 2010
MINUTES**

The Regular Meeting of the Wallingford Planning and Zoning Commission was held on Monday, November 8, 2010, at 7:00 p.m. in Council Chambers of the Town Hall Municipal Building, 45 South Main Street, Wallingford, Connecticut.

In attendance were Commissioners Mr. Patrick Birney (Acting Chairman), Mr. Venoit (Acting Vice Chairman), Mr. Jim Fitzsimmons, and Mr. Armand Menard (Acting Secretary)(alternate)
Absent: Chairman Seichter, Ms. Baxter, Ms. Stacey Voss (alternate), and Mr. Chris Smith (alternate)
The Town staff persons attending were: Linda Bush, Town Planner, Kacie Costello, Assistant Town Planner and Recording Secretary Sonja Vining.

Acting Chairman Birney called the meeting to order at 7:05 p.m. The Pledge of Allegiance was given to the Flag. Acting Chairman Birney introduced the Commissioners and the Town staff persons to the audience of approximately 18 people.

APPROVAL OF MINUTES:

October 13, 2010 - Regular Meeting – Minutes

Mr. Fitzsimmons made a motion to approve the Minutes from the Regular Meeting of October 13, 2010 as submitted. The motion was seconded by Mr. Menard and passed. Mr. Birney and Mr. Venoit abstained.

Acting Chairman Birney announced that the following application would not be heard at this meeting:

6. **Subdivision/Greene-Woronick/Highland Avenue #102-10**
7. **Site Plan/Adams Landing Property Development/South Turnpike Road #219-10**

PUBLIC HEARINGS:

7:00 p.m.

1. **Re-subdivision/Fusco/Research Pkwy., Thorpe Ave., Barnes Rd. & Carini Dr. #103-10**

Mr. Menard, Acting Secretary, read the Legal Notice and acknowledged the correspondence received for the record from: Linda Bush, Town Planner, to Fusco Associates dated November 3, 2010 (Att. 1A); Vincent Mascia, Senior Engineer, to Linda Bush, Town Planner, dated October 29, 2010 (Att. 1B); Department of Engineering to Wallingford Planning & Zoning Commission dated November 1, 2010 (Att. 1C); Carmen Rao, Fire Marshal dated October 22, 2010 (Att. 1D).

Presenting the application was Attorney Ceneviva and John Schmitz, BL Companies.

Attorney Ceneviva stated that the parcel is 9.643 acres in size in an IX zone. This zone requires that each lot be 5 acres in size. This Applicant received a variance on September 20th to allow the reduction of lot area for the second lot in this proposed two-lot subdivision from 5 acres to 4.643 acres. This application, if granted, would generate a site plan application.

Acting Chairman Birney asked for public comment.

Speaking from the public was:

Jim Wolfe, Economic Development Commission, indicated that the EDC has reviewed this application and is in favor of this project.

MR. VENOIT: MOTION TO CLOSE THE PUBLIC HEARING.

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A VOICE VOTE.

MR. VENOIT: MOTION TO APPROVE APPLICATION #103-10 A TWO-LOT SUBDIVISION OF A 9.643 ACRE PARCEL OF LAND FOR FUSCO ON RESEARCH PARKWAY AS SHOWN ON PLANS ENTITLED “RE-SUBDIVISION MAP, LAND OF FUSCO (RESEARCH PARKWAY) ASSOCIATES, INC., #2 RESEARCH PARKWAY AND CT RTE. 68, WALLINGFORD”, DATED 8/13/10, REVISED TO 10/5/10, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

- 1. CONDITIONS OF APPROVAL SET FORTH BY VINCENT MASCIA, SENIOR ENGINEER FROM A MEMO DATED OCTOBER 29, 2010.**
- 2. THE VARIANCE NUMBER IS TO BE ADDED TO THE FINAL MAP.**

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A ROLL CALL VOTE.

7:15 p.m.

2. Re-subdivision/Hazelwood/High Hill Road #104-10

Mr. Menard, Acting Secretary, read the Legal Notice and acknowledged the correspondence received for the record from: Linda Bush, Town Planner, to Stephen Hazelwood, Jr., dated November 2, 2010 (Att. 2A); George Yasensky, RS, to Linda Bush, Town Planner, dated October 14, 2010 (Att. 2B); Carmen Rao, Fire Marshal dated October 22, 2010 (Att. 2C); Department of Engineering to P&Z dated October 22, 2010 (Att. 2D); Vincent Mascia, Senior Engineer to Linda Bush, Town Planner, dated November 2, 2010 (Att. 2E); Department of Engineering to P&Z dated November 1, 2010 (Att. 2F).

Presenting the application was Steven Hazelwood representing his father who is the owner of the property.

Mr. Hazelwood stated that his father is proposing to subdivide one building lot out of a parcel that he has owned since 1957. The new building lot would be used for a home for the his grandson.

Acting Chairman Birney asked for public comment. There was no public comment.

MR. VENOIT: MOTION TO CLOSE THE PUBLIC HEARING.

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A VOICE VOTE.

MR. VENOIT: MOTION TO APPROVE APPLICATION #104-10 A RE-SUBDIVISION TO CREATE A 3.2 ACRE LOT OUT OF A 24.3 ACRE PIECE OF PROPERTY ON HIGH HILL ROAD AS SHOWN ON PLANS ENTITLED "RE-SUBDIVISION MAP, LOT 1, STEPHEN M. HAZELWOOD, JR., HIGH HILL ROAD, WALLINGFORD", DATED 7/14/10, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

- 1. THE APPLICANT, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROPOSED HOUSE, MUST HAVE THE PROPERTY CORNERS "PINNED AND/OR MONUMENTED" IN ACCORDANCE WITH THE TOWN'S STANDARDS AND THAT A LETTER OF CERTIFICATION, STATING THAT THE REFERENCED WORK HAS BEEN COMPLETED, BE SUBMITTED TO THE DEPARTMENTS' OF PLANNING AND ENGINEERING, BY A LICENSED LAND SURVEYOR.**
- 2. POSTING AN APPROPRIATE BOND TO COVER THE INSTALLATION AND MAINTENANCE OF APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.**
- 3. ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES BE INSTALLED ON THE SITE PRIOR TO THE INITIATION OF ANY EXCAVATION, FILLING OR GRADING WORK AND THAT THEY BE MAINTAINED UNTIL THE REGRADING AREAS ARE FULLY VEGETATED AND STABILIZED.**
- 4. AT SUCH TIME THAT A DRIVEWAY IS CONSTRUCTED IT MUST BE CONSTRUCTED IN CONFORMANCE WITH THE TOWN STANDARDS.**
- 5. A CONSTRUCTION BOND, IN THE AMOUNT OF \$1,500 BE ISSUED TO THE TOWN FOR THE CONSTRUCTION OF THE PAVED DRIVEWAY APRON, WITHIN THE PUBLIC RIGHT-OF-WAY.**

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A ROLL CALL VOTE.

7:30 p.m.

- 3. Special Permit (Environmental Center)/Choate Rosemary Hall/East Main Street #414-10**

Acting Chairman, Mr. Birney, stated that he would recuse himself from this application and Mr. Venoit would be Acting Chairman for this hearing.

Mr. Menard, Acting Secretary, read the Legal Notice and acknowledged the correspondence received for the record from: Linda Bush, Town Planner, to P&Z, dated October 29, 2010 (Att. 3A); Linda Bush, Town Planner, to David Terrell, Choate Rosemary Hall, dated November 1, 2010 (Att. 3B); Department of Engineering to Wallingford P&Z dated November 1, 2010 (Att. 3C); Linda Bush, Town Planner, to David Terrell dated November 3, 2010 (Att. 3D); Carmen Rao, Fire Marshal dated October 29, 2010 (Att. 3E); Erin O'Hare, Environmental Planner, to Linda Bush, Town Planner, dated October 20, 2010 (Att. 3F); Vincent Mascia, Senior Engineer to Linda Bush, Town Planner, dated November 5, 2010 (Att. 3G); Christopher Vahlsing to Robert A.M. Stern Architects LLP dated October 20, 2010 (Att. 3G).

Acting Chairman Venoit made it clear to the Applicant that there are only three Commission Members present that would be voting on this application. The Applicant had no issues with that fact.

Presenting the application was David Terrell, Choate Rosemary Hall, Kevin Smith, Robert Stern Architects., and Mike Bartos, Land Tech Consultants.

Mr. Terrell indicated that Choate is seeking approval for a Special Permit to allow educational use in a residential zone. What is proposed is a 31,000 sq.ft. building that will be named the Kohler Environmental Center. Last month the Applicant received approvals from both the IWWC and the Zoning Board of Appeals. The parcel is approximately 145 acres.

Mr. Smith reviewed the plan and discussed the proposed building structure. The proposed site for the location of the building is bounded by East Main Street and Old Durham Road. The main access to the Center will be from East Main Street. Visitors and students will enter from the East Main Street access. Mr. Smith reviewed the actual structure of the Environmental Center and gave some details of the layout. The building has been kept away from the wetlands and they have maintained all of the natural vegetation and larger trees. There will be screen plantings behind the solar panels and trees will be planted in the courtyard area to provide some shade. Mr. Smith brought a model of the proposed building for the Commission to look at. The building is two stories at the residential wing. Mr. Smith reviewed the elevation plan.

Mr. Bartos, Land Tech, reviewed the site plan. The service driveway access is from Old Durham Road. To the east of the building there is a small parking lot, 10 spaces, for teachers who live on site and for temporary parking. Emergency access is through the service entrance on Old Durham Road. There is a fire lane from the end of the parking lot to the rear of the building. All of the parking and driveways will be a milled asphalt surface. Mr. Bartos stated that there is parking in two locations. The south parking lot is mainly visitor parking and will be approximately 20 spaces. The north parking lot is mainly for the two teachers who live on site, one cook who will be there on a daily basis and a few extra spots. Mr. Bartos indicated that they are unsure how the painting of the parking lot will take to the milled surface so they intend on using five (5) wheel stops in the south parking lot. The building will be on city sewer and city water all coming off of East Main Street. There will be six (6) rows of solar panels on the site. The panels themselves at the lowest point are 4 feet from the ground and at the highest point they are about 11-12 feet above the ground.

Mr. Bartos indicated that the site topographically drains gently north to south and east and west from the middle. There will be three bio-retention areas around the building to capture water from impervious surfaces. The bio-retention areas will filter out sediment and other contaminants and provide some storage. These areas discharge to a catch basin in East Main Street, which is then piped across the street to Wharton Brook. There will be no increase in runoff to the catch basin or to the brook.

The current tree line was pointed out on the plan. There will be a very small amount of cutting of the tree line for the installation of the driveways and the bio-retention areas. To supplement that cutting the landscape architect has provided a row of trees for screening along with the planting of 4 or 5 trees in the courtyard area and around the building.

Mr. Bartos reviewed the lighting plan. In the south parking lot there will be one standard type streetlight and along the walking path there will be lights all the way to the building. There will be smaller lights in the service area at the north entrance and next to the greenhouse. The lights will be on timers and motion sensors.

The south side will have silt fence on the downhill side of the land disturbance. The driveway goes in at grade so there will be no fill or excavation related to it. The parking lot area will not have very much disturbance either, it is just a matter of leveling it. The bridge will be built from either end. There will be no encroachment into the wetlands with any bridge components. Around the building there will be temporary sediment traps with diversion channels directing runoff into them for treatment and then discharge. There will be silt fence installed until the land is stabilized.

Mr. Terrell stated that he has read all of the correspondence from town staff and agrees to all of the suggested conditions of approval. The only issue he has is with the line painting and wheel stops in the parking lot. Mr. Terrell indicated that he is willing to work with the Commission on those two issues.

Mr. Fitzsimmons asked if the students that live on this site would be attending classes on the other portion of the Choate campus. Mr. Terrell indicated that this would be a total emersion program for the students attending this facility. There would be teachers from the main campus visiting this facility to teach some classes. Mr. Fitzsimmons pointed out the lack of sidewalks in this area for students that may visit this facility from the main campus. Mr. Terrell stated that at this time there are no foot paths proposed to connect the two campuses. This campus is being treated as a satellite building. Any transportation between the main campus and this facility will be done by Choate shuttle.

Mr. Bartos made it clear that there will be a certain amount of deliveries made to this facility. There will be food service delivery as well as supplies. There are two spaces for loading included in the plan.

There has been no construction plan developed at this time. During construction of the building and everything north of the brook, vehicles will enter the site from Old Durham Road. Construction vehicles needed for everything to the south of the brook would enter from East Main Street. The construction is scheduled to take approximately 14 months. Construction would begin February 2011 and would be complete in May 2012.

Mr. Terrell indicated that there would be a maximum of 20 students living in the facility at one time.

Linda Bush, Town Planner, pointed out that the Fire Marshal would like to see a 20-foot driveway coming into the site. Mr. Terrell indicated that he would agree to that condition.

Acting Chairman Venoit asked for public comment.

Speaking from the public was:

Mike Bosey, corner of New Rock Hill and Durham Road, has concerns with construction vehicles and delivery trucks entering from Old Durham Road. The road is a dangerous road and additional traffic

could cause some issues. The parking from the convalescent home creates traffic issues as well and he doesn't see how traffic would flow through Old Durham Road safely.

Pat Reynolds, Old Durham Road, has concerns with the point of entrance and exit from this site. Old Durham Road is very difficult, especially in the wintertime. He has concerns for emergency vehicles as well as delivery trucks being able to get into and out of that site and through Old Durham Road. Mr. Reynolds pointed out that there are no sidewalks on that road. He asked if an environmental impact study has been done as a part of this plan. He asked if there are any plans for further development on this site.

John Kerns, Durham Road, pointed out that the convalescent home has caused enormous problems with parking in the area. There are always emergency vehicles coming in and out of that area. Mr. Kerns feels this is a wonderful project but this is the wrong location.

Linda Bush, Town Planner, pointed out that the driveway on Old Durham Road is being relocated to improve site lines. Mr. Thompson, Town Engineer, stated that the driveway entrance would be shifted up the hill to keep it away from the steep part of the hill. There will also be a larger corner radius on the driveway entrance and a wider driveway to accommodate the vehicles entering the site. The site lines will be cleared to the east and west of the site driveway in order to make entrance and exit as safe as possible. Mr. Thompson agreed that during construction there will be a lot of activity coming in and out of the site but once the facility is operational he believes there will be very low volume in and out of that driveway. The Engineering Department feels confident that this driveway will operate safely and it will work in an effective fashion.

Ms. Kathleen Wallace, Dean of Academic Affairs, Choate, stated that one purpose of the project is to preserve all of the land that Choate now owns that is not currently used. There are no future plans to develop this land. The land will be used for studies. Ms. Wallace does not believe that there will be a large amount of deliveries to this site.

Mr. Fitzsimmons expressed his concern for the lack of safe footpaths from the main campus to this facility. Ms. Wallace stated that Choate is convinced that the questions of foot traffic have been addressed. The shuttle will be running for several years. Choate will be looking into whether there is a need for a pedestrian pathway but they are not convinced there is a need for one at this time. In the future if they find a need for a footpath they will come in front of the P&Z again to address those issues permanently.

MR. FITZSIMMONS: MOTION TO CLOSE THE PUBLIC HEARING.

**THE MOTION WAS SECONDED BY MR. MENARD AND PASSED WITH A VOICE VOTE.
MR. BIRNEY ABSTAINED FROM VOTING.**

MR. FITZSIMMONS: MOTION TO APPROVE APPLICATION #A414-10 A SPECIAL EXCEPTION TO PERMIT A 27,613 SQ.FT. ENVIRONMENTAL CENTER FOR CHOATE ROSEMARY HALL AT THE CORNER OF EAST MAIN STREET AND OLD DURHAM ROAD AS SHOWN ON PLANS ENTITLED "SITE PLAN, KOHLER ENVIRONMENTAL CENTER, CHOATE ROSEMARY HALL",

**DATED 4/22/10, REVISED TO 10/8/10, SUBJECT TO THE
FOLLOWING CONDITIONS OF APPROVAL:**

- 1. COMMENTS FROM THE DEPARTMENT OF ENGINEERING
DATED NOVEMBER 1, 2010.**
- 2. COMMENTS OF THE ENVIRONMENTAL PLANNER DATED
OCTOBER 20, 2010.**
- 3. COMMENTS OF THE WATER & SEWER SENIOR
ENGINEER DATED NOVEMBER 5, 2010.**
- 4. POSTING OF A \$5,000 PERFORMANCE BOND AS
REQUIRED BY THE TOWN PLANNER.**
- 5. ON SITE CONSTRUCTION BE LIMITED TO FIVE DAYS A
WEEK, MONDAY THROUGH FRIDAY AS OUTLINED BY
THE APPLICANT BETWEEN THE HOURS OF 7 A.M. AND 5
P.M.**
- 6. PRIOR TO ISSUANCE OF A BUILDING PERMIT THE
APPLICANT IS REQUIRED TO FILE WITH THE TOWN
PLANNER A CONSTRUCTION PLAN INCLUDING
DETAILED TRUCK TRAFFIC ROUTES SUITABLE AND
ACCEPTABLE TO THE TOWN PLANNER.**
- 7. THE ENTRANCE DRIVEWAY IS REQUIRED TO BE 20 FEET
WIDE AS REQUESTED BY THE FIRE MARSHAL.**

**THE MOTION WAS SECONDED BY MR. MENARD AND PASSED WITH A ROLL CALL
VOTE. MR. BIRNEY ABSTAINED FROM VOTING.**

8:00 p.m.

- 4. Zoning Regulation amendment/Planning & Zoning Commission/Floodplain
Regulations/Secs. 2.2, 6.5 & 9.1 #912.10**
- 5. Wallingford PZC/Updated Flood Insurance Rate Map #912.10**

Mr. Menard, Acting Secretary, read the Legal Notice and acknowledged the correspondence received for the record from: Proposed Amendments (Att. 4); Vincent Mascia, Senior Engineer, to Linda Bush, Town Planner, dated November 3, 2010 (Att. 4A); aerial map (Att. 5).

Linda Bush, Town Planner, stated that the federal government is in the process of revising the floodplain regulations across the United States. Wallingford must have the new regulations in place by December 17th. The town is adopting new floodplain regulations as discussed in earlier workshops. Ms. Bush explained some of the changes that have occurred in the revised floodplain regulations and how they would affect homes in the floodplain.

Ms. Bush pointed out that on the first page of the proposed regulation (Att. 4) Section B: Location: the last sentence should read, "A copy of this report is on file in the Planning Department". In the definitions section of the proposed regulation (Att. 4) (Page 1 of 3) Area of Shallow Flooding – the first sentence, the word "designate" should be replaced with "designated". In the definitions section of the proposed regulation (Att. 4) (Page 1 of 3) Base Flood Elevation (BFE) – the second sentence should read "The height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas".

MR. VENOIT: MOTION TO CLOSE THE PUBLIC HEARING #912-10.

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A VOICE VOTE.

MR. VENOIT: MOTION TO APPROVE APPLICATION #912-10 AMENDMENTS TO SECTION 2.2, 6.5 AND 9.1 OF THE ZONING REGULATIONS TO BRING THE REGULATIONS INTO COMPLIANCE WITH CHANGES REQUIRED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), WITH THE CHANGE TO SECTION 6.5B THAT THE REPORT BE FILED IN THE PLANNING OFFICE. THESE AMENDMENTS ARE TO BE EFFECTIVE DECEMBER 17, 2010.

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A ROLL CALL VOTE.

MR. VENOIT: MOTION TO CLOSE THE PUBLIC HEARING #912-10

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A VOICE VOTE.

MR. VENOIT: MOTION TO APPROVE APPLICATION #912-10 TO ADOPT THE UPDATED FLOOD INSURANCE RATE MAPS AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), WITH THE CORRECTIONS IN SECTION 2.2, AREA OF SHALLOW FLOODING, ADDING A "D" TO "DESIGNATE" AND IN SECTION 2.2, BASE FLOOD ELEVATION, ELIMINATE THE "L" FROM "SEA" IN THE SECOND SENTENCE. THESE AMENDMENTS ARE TO BE EFFECTIVE DECEMBER 15, 2010.

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A ROLL CALL VOTE.

NEW BUSINESS:

6. Subdivision/Greene-Woronick/Highland Avenue #102-10

7. Site Plan/Adams Landing Property Development/South Turnpike Road #219-10

Items 6 & 7 were not taken up at this meeting.

BOND RELEASES AND REDUCTIONS:

8. Special Permit/Greene-Woronick/Quinnipiac Street & Fern Avenue #403-09

Ms. Bush recommended that no action be taken.

9. Site Plan/Juniper Ridge Associates/South Turnpike Road #228-04 (Att. 9)

Ms. Bush recommended that the bond be released.

10. Site Plan/Casertano/Ravine Lane #223-01

Ms. Bush recommended that no action be taken.

11. Goldberg/213 Cheshire Road

Ms. Bush recommended that no action be taken.

12. Special Permit/VW Homes/The Willows, North Farms Road #413-07 (Att. 12)

Ms. Bush recommended that the bond be reduced to \$130,000.

MR. VENOIT: MOTION TO RELEASE THE BOND FOR #228-04 JUNIPER RIDGE ASSOCIATES AND REDUCE THE BOND FOR #413-07 VW HOMES/THE WILLOWS TO \$130,000 AS RECOMMENDED BY THE TOWN PLANNER:

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A VOICE VOTE.

8-24:

13. Proposed North Farms Volunteer Fire Station/North Farms Road (Att. 13)

Linda Bush, Town Planner, briefly reviewed the letter dated October 27, 2010 from Mayor Dickinson.

MR. VENOIT: MOTION TO APPROVE SECTION 8-24, PROPOSED NORTH FARMS VOLUNTEER FIRE STATION, NORTH FARMS ROAD.

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A VOICE VOTE.

EXTENSIONS REQUESTED:

14. Workstage/Leigus Road (Att. 14)

Linda Bush, Town Planner, stated that the Workstage property has a tenant but the approval expires in March 2011 and they do not believe that all of the site work will be completed by that time. Attorney Joan Molloy, on behalf of the Applicant, is requesting an extension. Ms. Bush recommended a one-year extension and if any additional extension is needed the Applicant would be required to come back to the P&Z and ask again.

MR. VENOIT: MOTION TO GRANT A ONE-YEAR EXTENSION TO WORKSTAGE, LEIGUS ROAD.

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A VOICE VOTE.

CORRESPONDENCE:

15. Mayor/IHZ (Att. 15)

Received by the Commission.

16. Gervasio/IHZ (Att. 16)

Received by the Commission.

17. Sisco/IHZ (Att. 17)

Received by the Commission. Linda Bush, Town Planner, stated that Wallingford has received an extension from the State. The Town Council wants to have another workshop. Ms. Bush is suggesting a joint meeting of the P&Z and the Town Council on December 20th. The workshop will be first and then the P&Z will hold a public hearing on the adoption of the IHZ and the map and the regulations. Ms. Bush stated that there is still funding at the State that could be available for the town.

All Commissioners present agreed on the date of December 20th for a joint meeting with the Town Council.

18. CFPZA (Att.18)

Received by the Commission.

REPORTS OF OFFICERS AND STAFF:

19. 2011 Meeting Schedule (Att. 19)

Received by the Commission.

MR. VENOIT: MOTION TO APPROVE THE 2011 MEETING SCHEDULE FOR THE PLANNING & ZONING COMMISSION.

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A VOICE VOTE.

20. Joint workshop with Town Council/IHZ (Att. 20)

Meeting to be scheduled for December 20th.

21. Administrative Approvals - NOTED AS APPROVED

a. Zoning Permit/Clearwire/Gaylord Farms Road #805-10

Linda Bush, Town Planner, reported to the Commission that there is going to be another antenna placed on the water tower on Gaylord Farms Road.

22. Proposed Zoning Amendment/Dictionary

Received by the Commission. Linda Bush, Town Planner, stated that The American Heritage College Dictionary is now being used for the definitions section of the Zoning Regulations.

23. ZBA Decisions/October 18 (Att. 23)

Received by the Commission.

24. ZBA Agenda/November 22 (Att. 24)

Received by the Commission. Ms. Costello stated that the ZBA would like to schedule a joint meeting with the P&Z to discuss the issue of signage. Acting Chairman Birney asked that Ms. Costello set something up for the P&Z January workshop.

25. Zoning Violation Log (Att. 25)

Received by the Commission. Ms. Costello briefly reviewed several items included in the violation log.

26. Notes

Linda Bush, Town Planner, stated that the Town was in court with Mr. Perry Taylor for several years and the Town has finally won the case. Ms. Bush contacted the Legal Department requesting some assistant in dealing with Mr. Taylor and she has not gotten any response yet. Ms. Bush stated that if the Commission would like the issue followed up on one of the Members could contact the Legal Department to move the issue along.

RECEIPTS:

1. Special Permit (addition to headmaster's house)/Choate Rosemary Hall/Christian St. #415-10
2. Site Plan (25,680 sq.ft. office building)/Worker's Compensation Trust/Research Parkway #221-10

Mr. Venoit made a motion to adjourn. The motion was seconded by Mr. Fitzsimmons and passed unanimously by a voice vote. The meeting adjourned at 9:06 p.m.

Respectfully submitted,

Sonja Vining,
Recording Secretary
Atts. 1A through 25