

MINUTES
Planning & Zoning Commission Meeting
Monday, January 12, 2009

Call to Order – 7:05 p.m.

Roll Call – A. Menard, J. Fitzsimmons, M. Baxter, S. Voss, J. Seichter, P. Birney
 D. Fritz arrived after roll-call was taken

Pledge of Allegiance

Approval of Minutes – December 8, 2008 – **Approved: Baxter, Seichter, Menard, Birney, Fitzsimmons**

December 15, 2008 – **Approved as Amended: Baxter, Fritz, Seichter, Birney, Fitzsimmons**

Approval of Descriptive Summary of Meeting – December 8, 2008 - **Approved: Baxter, Fritz, Seichter, Birney, Fitzsimmons**

PUBLIC HEARINGS

7:00 p.m.

1. Special Permit (Fill & Excavation Renewal)/Majestic Mulches/North Plains Highway #424-08

DENIED: Baxter, Fritz, Seichter, Birney Fitzsimmons

MOTION: The renewal of a Special Permit for Majestic Mulches to permit the stockpiling of earth products at 69 North Plains Highway as shown on a site plan entitled "Site Plan, 69 North Plains Highway, Wallingford, CT" dated October 6, 2006

1. Based upon the totality of the evidence, the applicant has failed to submit an A-2 Survey indicating the existing condition; there are numerous violations of Connecticut state law, as set forth in the December 1, 2008 Notation of Violation issued by the Connecticut Department of Environmental Protection; there are violations of the Special Permit approval that had been granted as indicated by the Town Planner and Assistant Town Planner; and the failure of the applicant to appear at this hearing after specifically consenting that the matter be continued to this hearing.

7:15 p.m.

2. Special Permit (Location of Use)/Nelson’s Automotive/North Colony Road (NO ACTION REQUESTED) #426-08

7:45 p.m.

3. Special Permit (Repair Bays to Convenience Store)/South Colony Road #401-09
Motion to continue this public hearing to the February 9, 2009 PZC Meeting was approved: Baxter, Fritz, Seichter, Birney, Fitzsimmons

8:15 p.m.

4. Special Permit (Fill and Excavation)/Old North Colony Properties/Old Colony Road #402-09
Motion to continue this public hearing to the February 9, 2009 PZC meeting was approved: Baxter, Fritz, Seichter, Birney, Fitzsimmons

NEW BUSINESS

5. Special Permit Revision (Repairer’s License)/Heritage Truck Sales/Northfield Road #427-08
APPROVED: Baxter, Fritz, Seichter, Birney, Fitzsimmons

MOTION: A revision to the Location of Use approval granted to Heritage Truck on October 16, 2008, to remove Condition #3 "No Truck Repairs on this site", subject to:

1. Conditions of approval set forth in the Interoffice Memorandum from Vincent Mascia, Sr. Engineer, Water & Sewer Divisions, to Linda A. Bush, Town Planner, dated 12/17/08.

DISCUSSION

- 6. Water and Sewer Service Area Map
- 7. Aquifer Protection Enforcement

BOND RELEASES AND REDUCTIONS

- | | | | |
|-----|---------------------------------------|------------------------------|----------|
| 8. | DiNatale/North Plains Industrial Road | No Action | #239-03R |
| 9. | DiNatale/North Plains Industrial Road | Released | #253-01 |
| 10. | Greene-Woronick/Tuttle & Cook Hill | Reduced to \$5,000.00 | #101-08 |
| 11. | Wallingford Riverwood/Danny's Way | No Action | #409-00 |

CORRESPONDENCE

- 12. Adair/Extension of Water and Sewer Service
- 13. SCRCOG/Annual Meeting
- 14. Request for determination re the keeping of bees on residential property

REPORTS OF OFFICERS AND STAFF

- 15. Notes
- 16. December 15, 2008 – ZBA Decisions
- 17. January 19, 2008 – ZBA Agenda
- 18. Zoning Violation Log
- 19. January 26, 2008 Workshop Meeting Agenda Items
- 20. 2008 Annual Report

PLEASE NOTE: The first two Commissioners listed after a decision are the (1) Commissioner who made the motion, and (2) Commissioner who seconded the motion.