

MINUTES
Wallingford Planning & Zoning Commission Meeting
Monday, December 8, 2008
7:00 p.m.
Robert Earley Auditorium
Town Hall - 45 South Main Street

Call to Order

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

Pledge of Allegiance

Approval of Minutes - November 10, 2008 – **APPROVED: D. Fritz, A. Menard, J. Fitzsimmons M. Baxter and J. Seichter abstained**

Approval of Descriptive Summary of Meeting - November 10, 2008 – **APPROVED: D. Fritz, A. Menard, J. Fitzsimmons – M. Baxter and J. Seichter abstained**

PUBLIC HEARINGS

7:00 p.m.

1. Special Permit (Retail Expansion at Gas Station)/Wallingford Sam's Gulf/North Colony Street #425-08
APPROVED: M. Baxter, D. Fritz, S. Voss, J. Seichter, J. Fitzsimmons
 MOTION: A Special Permit to permit the conversion of 490 sq.ft. of auto repair space to a convenience store as shown on plans entitled "Site Plan, Wallingford Sam's Gulf, 315 North Colony Street", dated November 5, 2008 as revised, subject to:
 - a. Conditions set forth in the memorandum dated 12/8/08 from the Department of Engineering to the Planning & Zoning Commission regarding this application.
 - b. A \$4,000.00 construction bond.
 - c. The applicant agrees to abandon the service station use of this property.
2. Special Permit (Fill & Excavation)/Majestic Mulches/North Plains Highway #424-08
 (EXTENSION REQUESTED)
3. Special Permit (Location of Use)/Nelson's Automotive/North Colony Road #426-08
 (NO ACTION REQUESTED)

NEW BUSINESS

4. Change of Use/Lugaresi/South Colony Road (#628, Unit B) #309-08
DENIED: J. Seichter, D. Fritz, M. Baxter, J. Fitzsimmons, P. Birney
 MOTION: The Change of Use of approximately 1,000 sq.ft. of retail space to restaurant for Lugaresi at 628 South Colony Road, Unit B, subject to:
 - a. Denied due to inability to provide parking as required by the Wallingford Zoning Regulations.
 - b. Per the recommendation of the Town Planner, Linda Bush, in a letter to Mr. Lugaresi dated November 26, 2008

RECEIPT AND ACTION REQUESTED

5. Change of Use/Groupo Morales, LLC/South Colony Road (#628, Unit D) #310-08
WITHDRAWN

EXTENSIONS REQUESTED

6. Subdivision/Sunwood Development/North Farms Road #102-08
APPROVED: J. Seichter, D. Fritz, M. Baxter, J. Fitzsimmons, P. Birney

BOND RELEASES AND REDUCTIONS

7. Alfano/215 Chimney Hill Road – **RELEASED:**
J. Seichter, D. Fritz, M. Baxter, P. Birney, J. Fitzsimmons
8. Glazewski/68 Grandview Avenue
9. Crowell/1044 North Farms Road
10. Bear Industries/3 Fairfield Boulevard – **RELEASED:** #239-06
J. Seichter, D. Fritz, M. Baxter, P. Birney, J. Fitzsimmons

BOND RELEASES AND REDUCTIONS (cont.)

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|------|---|-----------------|
| 11. | Vertucci/South Colony Road | #238-05 |
| 12. | MDT Realty/North Plains Highway – RELEASED:
J. Seichter, D. Fritz, M. Baxter, P. Birney, J. Fitzsimmons | #213-05/#251-05 |
| 13. | DiNatale/North Plains Industrial Road | #231-03R |
| 14. | Greene-Woronick/Tuttle Avenue & Cook Hill Road | #101-08 |
| 15. | Wallingford Riverwood, LLC/Danny's Way | #409-00 |
| 16. | Rogers/North Plains Industrial Road | #218-05 |
| 16a. | Wallingford Family YMCA/South Elm Street – RELEASED:
J. Seichter, D. Fritz, M. Baxter, P. Birney, J. Fitzsimmons | #411-99 |

CORRESPONDENCE

17. Parisi - Proposed Zoning Amendments – **On January Workshop**
18. CFPZA/Newsletter – **To Mayor and Program Planning**
19. Clear Workshops – **Look into Joint PZC & ZBA Meeting**
20. Land Use Law Workshops – **Put on February Agenda**

REPORTS OF OFFICERS AND STAFF

21. Aquifer Protection Enforcement
22. November 17, 2008 - ZBA Decisions
23. December 15, 2008 - ZBA Agenda
24. December 15 - Incentive Housing Zone Workshop
25. Zoning Violation Log
26. Workshop Agenda - January 26, 2009
27. Cowan Accessory Apartment Revision

REVISION APPROVED: J. Seichter, D. Fritz, M. Baxter, P. Birney, J. Fitzsimmons

PLEASE NOTE: THE FIRST TWO NAMES LISTED AFTER ANY ACTION ARE THE MEMBER WHO MADE THE MOTION AND THE MEMBER WHO SECONDED THE MOTION.