

**APPROVAL OF MINUTES:**

- 2 Approval of Minutes – October 12, 2011 – APPROVED  
November 14, 2011 – APPROVED

**PUBLIC HEARING:**

- 2 1. Special Permit/Old Colony of Wallingford/665 North Colony Road #411-11 - APPROVED
- 4 2. Special Permit (Location of Use)/Fiat of Wallingford/400 South Orchard Street #410-11 - APPROVED

**OLD BUSINESS:**

- 4 3. Site Plan/Borghesi (for Rowland Technologies)/Barnes Road #220-11 - APPROVED

**DISCUSSION:**

- 6 4. Interchange Zone – TO BE MODIFIED AND REVIEWED AT THE JANUARY MTG.

**RECEIPT AND ACTION REQUESTED:**

- 6 3a. Waiver of Survey Request/Andrews/Durham Road

**BOND RELEASES AND REDUCTIONS:**

- 7 5. Pagano/184 North Airline Road – NO ACTION
- 7 6. Azzolina/132 North Branford Road - RELEASED
- 7 7. Greene-Woronick/Tuttle Avenue #101-08 – REDUCED TO \$500
- 7 8. 279 Quinnipiac Street, LLC/Fern Avenue #403-09 - RELEASED
- 7 9. Green-Woronick/Highland Avenue #102-10 – REDUCE TO \$51,000

**CORRESPONDENCE:**

- 7 10. APA Magazine/High-Tech Charettes - RECEIVED

**REPORTS OF OFFICERS AND STAFF:**

- 7 11. Transit Oriented Development Grant Program - RECEIVED
- 7 12. Administrative Approvals – APPROVED AS NOTED
  - a. Change of Use/Kim/South Broad Street #317-11
  - b. Site Plan/Worker’s Compensation Trust/Barnes Industrial Park Road South #226-11
- 7 13. Workshop Meeting Date – JANUARY 30, 2012
- 8 14. November 2011 ZBA Decisions - RECEIVED
- 8 15. Zoning Violation Log - RECEIVED
- 16. Notes

**PLANNING AND ZONING COMMISSION  
Town of Wallingford  
REGULAR MEETING  
Monday, December 12, 2011  
MINUTES**

The Regular Meeting of the Wallingford Planning and Zoning Commission was held on Monday, December 12, 2011, 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. James Seichter (Chairman), Mr. Patrick Birney (Vice Chairman), Mr. JP Venoit (Secretary), Ms. Marci Baxter, Mr. Jim Fitzsimmons, Mr. Rocco Matarazzo (alternate)

Absent: Mr. Armand Menard (alternate)

The Town staff persons attending were: Linda Bush, Town Planner, Kacie Costello, Assistant Town Planner and Recording Secretary Sonja Vining.

Chairman Seichter called the meeting to order at 7:07 p.m. The Pledge of Allegiance was given to the Flag. Chairman Seichter introduced the Commissioners and the Town staff persons to the audience of approximately 10 people.

**Approval of Minutes:**

**October, 12, 2011 – Regular Meeting**

**MR. VENOIT: MOTION TO APPROVE THE SEPTEMBER 12, 2011 MINUTES AS SUBMITTED.**

**THE MOTION WAS SECONDED BY MS. BAXTER AND PASSED, MR. BIRNEY AND MR. FITZSIMMONS ABSTAINED.**

**November 14, 2011 – Regular Meeting**

**MR. FITZSIMMONS: MOTION TO APPROVE THE NOVEMBER 14, 2011 MINUTES AS SUBMITTED.**

**THE MOTION WAS SECONDED BY MS. BAXTER AND PASSED, MR. VENOIT AND MR. BIRNEY ABSTAINED.**

**PUBLIC HEARINGS:**

**7:00 p.m.**

- 1. Special Permit/Old Colony of Wallingford/665 North Colony Road #411-11**

Mr. Venoit, Secretary, read the Legal Notice and acknowledged the correspondence received for the record from: Linda Bush, Town Planner to Planning & Zoning Commission dated December 2, 2011 (Att. 1A); Fire Marshal Carmen Rao, dated November 16, 2011 (Att. 1B); Department of Engineering to Planning & Zoning Commission dated November 21, 2011 (Att. 1C); Linda Bush, Town Planner to Old Colony of Wallingford LLC dated December 2, 2011 (Att. 1D); Zoning Permit to Old Colony of

Wallingford LLC dated March 10, 2008 (Att. 1E); Erin O'Hare, Environmental Planner to Linda Bush, Town Planner dated December 12, 2011 (Att. 1F); Department of Engineering to Planning & Zoning Commission dated December 12, 2011; Traffic Study prepared by KWH Enterprise, LLC dated December 2011.

Ms. Bush indicated that all of the correspondence received for the first approval in 2008 was also provided to the Commission. Mr. Venoit, Secretary, acknowledged the correspondence received for the record from: Vincent Mascia, Senior Engineer W&S to Linda Bush, Town Planner dated February 8, 2008 (Att. 7A); Department of Engineering to Roz Page and Rob Hiltbrand dated January 25, 2008 (Att. 7B); Linda Bush, Town Planner to Old Colony of Wallingford LLC dated February 29, 2008 (Att. 7C); Fire Marshal Joe Micalizzi dated January 9, 2008 (Att. 7D); Department of Engineering to Planning & Zoning Commission dated March 7, 2008 (Att. 7E); Carmine Cavallaro, Department of Transportation to Rosalind Page dated April 16, 2008.

Presenting the application was Attorney Joan Molloy and the Applicant Robert Wiedenmann.

Attorney Molloy stated that the original plan that was approved was for two retail buildings. Those buildings were never construction due to the difficult economy. The current plan is to construct one building with a drive-thru bank entrance on the north end of the building. The building would be 15,500 sq.ft. A traffic study was submitted with the application. Attorney Molloy briefly discussed the traffic study. She stated that the Applicant received administrative approval from the IWWC.

Attorney Molloy stated that the interconnection to the abutting property would be put in on the plans. It was purely an oversight to not include it. The site would have a ground sign as well as wall signs and they understand that all signage must meet the regulations.

Mr. Wiedenmann reviewed the site plan. He site would have one building that would allow circulation in two directions. The bank drive-thru would be on the north end of the building. The bank would be using approximately 2,500 sq.ft. of the building. The drive-thru teller would be against the building and the second lane would have the drive-thru ATM machine. There would be room on the outside of the ATM lane for traffic to pass. The curb cuts have remained the same as reviewed by DOT previously. The traffic flow on the site was discussed including the drive-thru bank/ATM traffic.

Chairman Seichter asked for public comments. There were no comments from the public.

Mr. Wiedenmann stated that the original plan has a sidewalk going from the street up into the property. There are sidewalks along Rte 5 on the frontage of this property. Ms. Bush doesn't feel there is a need for the sidewalk going into the site from the street.

**MR. BIRNEY: MOTION TO CLOSE THE PUBLIC HEARING.**

**THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY.**

**MR. BIRNEY: MOTION TO APPROVE A SPECIAL PERMIT FOR A 15,500 SQ.FT. RETAIL PLAZA/BANK WITH A DRIVE-THROUGH WINDOW AT 665 NORTH COLONY ROAD FOR OLD COLONY OF WALLINGFORD, LLC AS SHOWN ON PLANS ENTITLED "SITE LAYOUT PLAN, 665**

**NORTH COLONY ROAD, DATED 3/10/08, REVISED TO 11/03/11,  
SUBJECT TO:**

- 1. BANK TO BE NO LARGER THAN 3,000 SQ.FT.**
- 2. CONDITIONS OF PERMIT DATED MARCH 10, 2008 EXCEPT  
CONDITION OF PERMIT #8 AND CONDITIONS 1&2 AS AMENDED  
BY THE DECEMBER 9, 2011 CORRESPONDENCE FROM THE  
WATER & SEWER DIVISION.**
- 3. COMMENTS CONTAINED IN THE DECEMBER 2, 2011  
CORRESPONDENCE FROM THE TOWN PLANNER.**
- 4. WATER AND SEWER COMMENTS DATED DECEMBER 9, 2011.**

**THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY.**

**7:15 p.m.**

- 2. Special Permit (Location of Use)/Fiat of Wallingford/400 South Orchard Street  
#410-11**

Mr. Venoit, Secretary, read the Legal Notice and acknowledged the correspondence received for the record from: Linda Bush, Town Planner to Planning & Zoning Commission dated December 2, 2011 (Att. 2A); Linda Bush, Town Planner to John Orsini, Fiat by Executive dated December 2, 2011 (Att. 2B); Inter-Departmental Referral from Carmen Rao, Fire Marshal dated November 29, 2011 (Att. 2C).

Presenting the application was John Orsini.

Ms. Bush stated that this site has been an auto dealer since 1951 but she could not find a record of a hearing so she did not sign Mr. Orsini's DMV license and that is why he is appearing before the Planning & Zoning Commission. There was an oversight in the town's record keeping. Mr. Orsini indicated that the site was Wallingford Dodge in 1987, then it was All-star Dodge and Total Performance after that.

Chairman Seichter asked for public comment. There were no comments from the public.

**MR. BIRNEY: MOTION TO CLOSE THE PUBLIC HEARING.**

**THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY.**

**MR. BIRNEY: MOTION TO APPROVE A SPECIAL PERMIT FOR FIAT OF  
WALLINGFORD FOR LOCATION OF USE APPROVAL FOR A NEW  
CAR DEALERSHIP AT 400 SOUTH ORCHARD STREET.**

**THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY.**

**OLD BUSINESS:**

- 3. Site Plan/Borghesi (for Rowland Technologies)/Barnes  
Road #220-11**

Mr. Venoit, Secretary, acknowledged correspondence received for the record from: Linda Bush, Town Planner to Borghesi Building and Engineering dated October 25, 2011 (Att. 3A); Site Map dated

9/27/11; Fire Marshal Carmen Rao dated October 19, 2011 (Att. 3B); Vincent Mascia, Senior Engineer W&S to Linda Bush, Town Planner dated November 10, 2011 (Att. 3C); Maurizio Cianchetti to Robert Blanchette dated October 27, 2011 (Att. 3D); Erin O'Hare, Environmental Planner to Linda Bush, Town Planner dated December 12, 2011 (Att. 3E).

Presenting the application was Gary Capitanio, Borghesi Building and Peter Connorton, Rowland Technologies.

Mr. Capitanio stated that he has been working with staff for the last several months and has received approval from the IWWC. He reviewed the plans stating that the existing building is approximately 40,000 sq.ft. The curb cuts and front parking area would remain as they exist today. The proposal is to add on to the south of the existing building approximately 6,500 sq.ft. of office space and to the east they would be adding approximately 27,600 sq.ft. of production/manufacturing area. There will be some expansion of the parking and loading dock areas. An existing white pine buffer area will be removed with this expansion. Mr. Capitanio indicated that the Applicant would be willing to install either landscaping or fence screening if it were to be a condition of approval imposed by the Commission. The Applicant would like to install a small patio area for an employee lunch area. That patio would partially extend into the front yard setback. Mr. Capitanio understands that any new signage would have to comply with regulations.

Mr. Capitanio stated that there would be no water runoff directed toward the abutting residential property. Mr. Connorton stated that he thought that arborvitaes would be a good choice to plant along that property line. He would prefer a natural landscape buffer rather than a fence. The Applicant would work with Town staff on the type of buffer material to be used.

Mr. Birney stated that he has no issues with the Applicant installing a patio area. Chairman Seichter would like to see a size restriction put on the size of the patio.

Mr. Capitanio indicated that the detention basin would be seeded along the upper edge and maintained. Further down the slope and into the bottom of the basin would be allowed to vegetate naturally. The basin is not going to be stone, it will be landscaped.

Chairman Seichter asked for public comments. There were no comments from the public.

**MR. BIRNEY:            MOTION TO APPROVE A SITE PLAN FOR TWO BUILDING ADDITIONS TOTALING 34,128 SQ.FT. FOR BORGHESI AT 320 BARNES ROAD AS SHOWN ON PLANS ENTITLED "ROWLAND TECHNOLOGIES, INC., 320 BARNES ROAD, DATED 9/27/11, SUBJECT TO:**

- 1. \$5,000 S&E BOND.**
- 2. CONDITIONS OF THE W&S DEPARTMENT DATED NOVEMBER 10, 2011.**
- 3. THE INSTALLATION OF A PERMINANT DRIVABLE SURFACE TO BE INSTALLED TO THE PAD TRANSFORMER.**
- 4. LANDSCAPE SCREENING BETWEEN THE PROPERTY AND THE ADJOINING HOUSE THAT IS ACCEPTABLE TO TOWN STAFF.**
- 5. THE DETENTION BASIN WILL BE SEEDED AND MAINTAINED AS A PART OF THE LAWN.**

6. **ALL SIGNS WILL COMPLY WITH SECTION 6.9 OF THE WALLINGFORD ZONING REGULATIONS.**
7. **THE APPLICANT BE PERMITTED TO CONSTRUCT A SMALL EMPLOYEE PATIO THAT DOES NOT CIRCUMVENT THE DIMENSIONS CONTAINED IN THE PLANS THAT HAVE BEEN SUBMITTED.**

**THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY.**

**DISCUSSION:**

**4. Interchange Zone (Att. 4)**

Roger Dann, General Manager, W&S was present.

Ms. Bush stated that her office had proposed an amendment to the interchange zone regulations to add the IX uses. The W&S Division had some issues with the amendment so they asked that it be withdrawn.

Ms. Bush indicated that she spoke with Vincent Mascia, Senior Engineer W&S and she recommends that uses that are prohibited in the Aquifer Protection District be prohibited as part of the Watershed Protection District that would apply to the entire watershed.

Mr. Dann stated that the W&S Division did have some concerns when the proposed amendment was presented to them. The goal is to protect the entire watershed area. Mr. Dann stated that his office is looking for some way to respond to the proposal that shows that they are not against some of these modifications. Mr. Dann stated that while putting together the proposal they consulted with the EDC who is in agreement with the proposal.

Chairman Seichter asked for public comments. Speaking from the public was:

Joe Mirra, EDC, stated that they have met with the W&S Department, voted on the proposal and agreed that this would be a good way to move forward on this issue.

Chairman Seichter directed the EDC, the Town Planner and the W&S Division to work on a modification to the regulation and present a draft to the Commission to be reviewed at the January meeting.

**RECEIPT AND ACTION REQUESTED:**

**3a. Waiver of Survey Request/Andrews/Durham Road (Att. 3a)**

Presenting the application was John Andrews.

Mr. Andrews requested a waiver under Article 8.3c of the Zoning Regulations. He would like to construct a porch approximately 8' x 40'. He was told by the Building Department that he would need approval from the Planning & Zoning Commission. Mr. Andrews spoke to Linda Bush, Town Planner who told him he would need an A2 survey. Mr. Andrews had a compilation map put together by the Engineering Department and found that he exceeds all of the setbacks by at least 50 feet. He doesn't feel that in this case he should be required to provide an A2 since the cost of the A2 would exceed the cost of putting on the porch.

**MR. BIRNEY:                    MOTION TO APPROVE A WAIVER OF THE SURVEY REQUEST OF  
MR. ANDREWS FOR HIS PROPERTY ON DURHAM ROAD.**

**THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY.**

**BOND RELEASES AND REDUCTIONS:**

**5. Pagano/184 North Airline Road**

Ms. Bush recommended that no action be taken.

**6. Azzolina/132 North Branford Road (Att. 6)**

Ms. Bush recommended that the bond be released.

**7. Greene-Woronick/Tuttle Avenue #101-08 (Att. 7)**

Ms. Bush recommended that the bond be reduced to \$500.

**8. 279 Quinniac Street, LLC/Fern Avenue #403-09 (Att. 8)**

Ms. Bush recommended that the bond be released.

**9. Greene-Woronick/Highland Avenue #102-10 (Att. 9)**

Ms. Bush recommended that the bond be reduced to \$51,000.

**MR. BIRNEY:                    MOTION TO RELEASE THE BOND FOR AZZOLINA/132 NORTH  
BRANFORD ROAD AND 279 QUINNIAC STREET, LLC/FERN  
AVENUE. REDUCE THE BOND FOR GREENE-  
WORONICK/TUTTLE AVENUE TO \$500 AND REDUCE GREENE-  
WORONICK/HIGHLAND AVENUE TO \$51,000 AS  
RECOMMENDED BY THE TOWN PLANNER.**

**THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED. MR. VENOIT  
ABSTAINED FROM VOTING.**

**CORRESPONDENCE:**

**10. APA Magazine/High-Tech Charettes (Att. 10)**

Received by the Commission.

**REPORTS OF OFFICERS AND STAFF:**

**11. Transit Oriented Development Grant Program (Att. 11)**

Received by the Commission.

**12. Administrative Approvals – APPROVED AS NOTED**

- a. Change of Use/Kim/South Broad Street #317-11
- b. Site Plan/Worker's Compensation Trust/Barnes Industrial Park Road South #226-11

**13. Workshop Meeting Date**

After some brief discussion the Commission decided to schedule a meeting for January 30<sup>th</sup>.

**14. November 2011 ZBA Decisions (Att. 14)**

Received by the Commission.

**15. Zoning Violation Log (Att. 15)**

Ms. Costello briefly discussed several items included in the Violation Log.

**16. Notes**

Mr. Birney made a motion to adjourn. The motion was seconded by Mr. Fitzsimmons and passed unanimously by a voice vote. The meeting adjourned at approximately 8:30 p.m.

Respectfully submitted,

Sonja Vining,  
Recording Secretary  
Att. 1 through 15