

ACTION MINUTES

**Wallingford Planning & Zoning Commission Meeting
Monday, March 8, 2010 - 7:00 p.m.**

Call to Order

Pledge of Allegiance

Roll Call - J. Fitzsimmons; J. Seichter; P. Birney, J.P. Venoit: Regular Members
A. Menard: Alternate Member

Approval of Minutes

Action Minutes - February 8, 2010 - APPROVED: P. Birney; J.P. Venoit; Unanimous

Minutes - February 8, 2010 - APPROVED: P. Birney; J.P. Venoit; Unanimous

PUBLIC HEARINGS

7:00 p.m.

1. Special Permit (Location of Use)/Taylor Washington Street (CONTINUED) #409-09

WITHDRAWN

7:30 p.m.

2. Zoning Map Amendment/Ichi Ban Properties/South Turnpike Road #506-09

APPROVED: P. Birney; J.P. Venoit; Unanimous

MOTION: To approve a zone change from CB-40 to CA-40 for five (5) parcels of land totaling 138,148 sq.ft. at

76-104 South Turnpike Road for Ichi Ban properties because: This proposed amendment is in harmony with the Town's Plan of Conservation & Development; additionally, the proposed change will reduce the number of permitted uses that he can use.

8:00 p.m.

3. Zoning Map Amendment/PZC/Meriden Aquifer Protection District #701-10

APPROVED: P. Birney; J.P. Venoit; Unanimous

MOTION: To approve a zone change to create the Meriden Aquifer Protection District at Benham & New Cheshire Roads:

In as much as the State of Connecticut recently approved Level A mapping of Meriden's Aquifer and a small portion, a.k.a. Meriden Aquifer Protection District, is located in Wallingford.

8:10 p.m.

4. Zoning Regulation Amendment/PZC/Dwelling Units #902-10

TABLED

8:20 p.m.

5. Zoning Regulation Amendment/PZC/Abandoned cul-de-sacs #903-10

WITHDRAWN

NEW BUSINESS

6. Site Plan/Barberino/South Broad Street #203-10

APPROVED: P. Birney; J.P. Venoit; Unanimous

MOTION: To approve a site plan for a 12,500 sq.ft. storage warehouse development for Barberino as shown on plans entitled "Site Plan prepared for Stephen Barberino, 1195 South Broad Street, Wallingford, dated 8/13/09, revised to 3/2/10", subject to:

A. Conditions of approval of Joseph Micalizzi, Fire Marshal, in both his memoranda dated 2/9/10.

B. \$5,000.00 sedimentation & erosion control bond.

C. Conditions of approval of Vincent Mascia, Senior Engineer, Water & Sewer Divisions, dated 2/4/2010, including, but not

limited to, the conditions of approval that the applicant shall be required to submit documentation of the proposed

unit rental agreements to be utilized at the facility which will restrict storage of hazardous materials.

D. No external storage of any item.

E. Subject to the regulations of the Aquifer Protection District as the applicant consented as a condition of approval.

F. That the applicant work with the Fire Marshal to determine the proper location and installation of the card reader.

BOND RELEASES AND REDUCTIONS

7. Special Permit/C&W/Main Street, Yalesville #415-05
RELEASED: P. Birney; J.P. Venoit; Unanimous
8. Special Permit (Athletic Field)/Choate/Christian Street #411-02
RELEASED: P. Birney; J. P. Venoit; Unanimous
9. Special Permit (Athletic Field)/Choate/Christian Street #412-06
10. Special Permit/MidState/North Main Street Ext. #419-07
RELEASED: P. Birney; J.P. Venoit; Unanimous

CORRESPONDENCE

11. CFPZA Annual Meeting
12. CFPZA Newsletter
13. Planning for Agriculture: A Guide for Connecticut Municipalities

EXTENSIONS

14. Site Plan/Maplewood Const./North Main Street Ext. #214-05
APPROVED: P. Birney; J.P. Venoit; Unanimous - 3-year extension

REPORTS OF OFFICERS AND STAFF

15. Proposed Zoning Amendment - Farm Stands
16. Administrative Approvals
a. Change of Use/Masonic Temple/North Main Street #302-10
b. Change of Use/Shermer Specialties/Capital Drive #303-10
17. ZBA Agenda - March 15, 2010
18. Notes
19. Zoning Enforcement Log
20. Census 2010
21. Incentive Housing Zone
22. Workshop Date - March 22, 2010 - Topics:
I-5
Farm Stand
Citation Ordinance
Definition: Dwelling Units

ADJOURNMENT: 9:15 p.m.