

ACTION MINUTES
Wallingford Planning & Zoning Commission Meeting
Monday, April 13, 2009
7:00 p.m.
Robert Earley Auditorium
Town Hall – 45 South Main Street

Call to Order – 7:05 p.m.

Roll Call – James Fitzsimmons, Marci Baxter, James Seichter, Stacey Voss, Armand Menard, J.P. Venoit

Pledge of Allegiance

Approval of Action Minutes – March 9, 2009; January 12, 2009 – APPROVED: M. Baxter; J. Seichter; J. Fitzsimmons; S. Voss; A. Menard

Approval of Minutes – March 9, 2009, March 23, 2009 – APPROVED: M. Baxter; J. Seichter; J. Fitzsimmons; S. Voss; A. Menard

PUBLIC HEARINGS

7:00 p.m.

1. Special Permit (Stockpiling)/Old North Colony Properties, LLC/Old Colony Road #404-09

APPROVED: M. Baxter; J. Seichter; J. Fitzsimmons; S. Voss; A. Menard

MOTION: The stockpiling of 36,300 yards of fill at 12 Old Colony Road for Old North Colony Properties, LLC as shown on plans entitled "Excavation and Filling of Land Application Map, showing property of Old North Colony Properties, LLC, 12 Old Colony road and 1120 South Broad Street", dated July 7, 2009, revised to April 7, 2009, subject to:

1. Conditions set forth in April 3, 2009 memorandum from Vincent Mascia, Senior Engineer, Water & Sewer Divisions to Linda Bush, Town Planner.
2. Conditions set forth in April 8, 2009 letter from Linda Bush, Town Planner to the applicant, except for Item Numbers 2 & 3.
3. \$15,000.00 Sedimentation and erosion control bond.
4. The permit will be valid for a period of one year from today's date (4/13/09).
5. If the applicant chooses to not develop or does not receive approval to develop the property, the applicant agrees to return the property to the current condition, subject to Planning & Zoning oversight.

7:30 p.m.

2. Zoning Regulation Amendment/DeVit/Home Occupations in YLD/\$4.4B #501-09

APPROVED: M. Baxter; J. Seichter; J. Fitzsimmons; S. Voss; A. Menard

MOTION: An amendment to section 4.4(B) of the zoning regulations to make home occupations permitted by Special Exception in the YLB zone, because:

It is consistent with other uses in that zone.

8:00 p.m.

3. Zoning Regulation Amendment/PZC/Utility As-Builts/\$8.6 #906-09

APPROVED: M. Baxter; J. Seichter; J. Fitzsimmons; S. Voss; A. Menard

MOTION: An amendment to Sect. 8.6 of the zoning regulations, Utility and Storm Drainage Verification, because:

It clarifies our regulations and, based upon the recommendation of the Town Planner, the Town Engineer and Corporation Counsel, this amendment will help the own assure that what has been built is in compliance with approvals or any permitted revisions.

NEW BUSINESS

4. CT Siting Council/Site Plan/CMEEC/Thorpe Avenue – (NO ACTION) #204-09

5. CT Siting Council/Site Plan/CMEEC/Old North Colony Road – (NO ACTION) #205-09

CALLING OF BOND

6. Baker Residential/Special Permit/Fieldstone Farms – (NO ACTION) #409-02

DISCUSSION

7. OPM Submission/Incentive Housing Zone

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BOND RELEASES

8. Site Plan/R&B Ceramic Tile/Pickett Avenue – **(NO ACTION)** #230-05
 9. Special Permit/Pulte/Gaylord Farm Road – **(NO ACTION)** #413-04
 10. Special Permit/Gaylord Hospital/Gaylord Farm Road #405-07
APPROVED: M. Baxter; J. Seichter; J. Fitzsimmons; S. Voss; A. Menard
 11. Site Plan/DiNatale/North Plains Industrial Road #239-03R
APPROVED: M. Baxter; J. Seichter; J. Fitzsimmons; S. Voss; A. Menard

AQUIFER PROTECTION AGENCY

12. Registration Transfer/CT Power & Sport to Meineke Car Care/1192 No. Colony Road #701-09
ACKNOWLEDGED TRANSFER: M. Baxter; J. Seichter; J. Fitzsimmons; S. Voss; A. Menard

RECEIPT AND ACTION REQUESTED

13. 8-24/Town of Wallingford Six-Year Capital Budget
APPROVED: M. Baxter; J. Seichter; J. Fitzsimmons; S. Voss; A. Menard

CORRESPONDENCE

14. Adam Mantzaris/Temporary Stockpiles
 15. Fortin/Cheshire Crossing/Patios – **Write Letter**
 16. Engineering Department/Subdivision Regulations/Design Guidelines – **Public hearing in May**
 17. McManus/Metal Containers – **Should officially apply**
 18. Mantzaris/Excavation & Filling of Lane – **Linda will submit draft next month.**

REPORTS OF OFFICERS AND STAFF

19. Administrative Approval
 a. Change of Use/Master's Manna/North Plains Industrial Road #305-09
 20. ZBA Decisions/March 16, 2009
 21. ZBA Agenda/April 20, 2009
 22. Zoning Violation Log
 23. Notes

MEETING ADJOURNED: 9:00 p.m.

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