

**ACTION MINUTES**  
**Wallingford Planning and Zoning Commission Meeting**  
**Monday, June 8, 2009**

Call to Order – 7:10 p.m.

Roll Call – J. Seichter, P. Birney, M. Baxter, J. Fitzsimmons, S. Voss (sitting for D. Fritz) J.P.Venoit entered after roll call was taken

Pledge of Allegiance

Approval of Action Minutes – May 11, 2009 – **Approved:** J. Seichter, P. Birney, J. Fitzsimmons, S. Voss; M. Baxter abstained

Approval of Minutes – May 11, 2009 – J. Seichter, P. Birney, J. Fitzsimmons, S. Voss; M. Baxter abstained

Election of Officers – **Not taken up**

**PUBLIC HEARINGS**

**7:00 p.m.**

1. Resubdivision/Maplewood Construction/Grove Street #101-09

**APPROVED:** M. Baxter, J. Seichter, P. Birney, J. Fitzsimmons, S. Voss

**MOTION:** A 5-lot resubdivision for Maplewood Construction at 47 Grove Street as indicated on plans entitled "Rainaih Estates Subdivision, 47 Grove Street, Yalesville, CT, November 2006 and revised to March 31, 2007, further revised to May 31, 2007", subject to the following conditions:

- a. A Sedimentation and Erosion Control bond of \$10,000.00 as recommended by the Town Planner.
- b. The suggested conditions of approval from Vincent Mascia, Senior Engineer, Water & Sewer Divisions, to this Commission dated May 8, 2009.
- c. A Water & Sanitary Sewer Utility Performance and Maintenance bond of \$12,000.00 as recommended by Mr. Mascia of the Water & Sewer Divisions.
- d. The suggested conditions of approval of John Thompson of the Engineering Department to this Commission dated May 14, 2007.
- e. A construction bond in the amount of \$170,000.00 (reduced in February, 2009).
- f. The applicant seek approval from the Town Council for the name of the road prior to filing the plans on the Land Records.
- g. That we approve the waiver of the sidewalks on the north side of the proposed public road, just east of the cul-de-sac.

**OLD BUSINESS**

2. Site Plan/CT Siting Council/CMEEC/Thorpe Avenue **(WITHDRAWN)** #204-09
3. Site Plan/CT Siting Council/CMEEC/Old North Colony Road **(WITHDRAWN)** #205-09
4. Site Plan/Lohman/Atwater Place – **CONSENT TO CONTINUE TO JULY 13** #206-09

**RECEIPT AND ACTION REQUESTED**

5. 8-24/Town of Wallingford – **APPROVED:** M. Baxter, J. Seichter, P. Birney, J. Fitzsimmons, S. Voss
  - a. Acquire 22 Tamarac Swamp Road
  - b. Sell 1300 Barnes Road
  - c. Acquire Lot 1, 1250 Whirlwind Hill Road
 } Voted to approve indicating support for both acquisitions and one sale

**DISCUSSIONS**

6. Temporary Signs – **Workshop scheduled – July 13<sup>th</sup> @ 7:00 p.m.**
7. Status of Home CT – **Have not heard**

**BOND RELEASES**

8. Carra/1363 Durham Road - **Released**
9. Glazewski/68 Grandview Avenue - **Released**
10. Crillo/84 Chimney Hill Road - **Released**
11. 1070 North Farms Road, LLC/Northrop Industrial Park Road East and West – **No Action** #102-02
12. Cambridge Equities/Research Parkway - **No Action** #415-97

**CORRESPONDENCE**

13. Cheshire Crossing Homeowners Association/Bus Shelter - **Bus shelter stays**
14. OPM/Hollister - **OK**
15. Stave/ADA Notification - **Noted**
16. CFPZA Newsletter - **Noted**

**REPORTS OF OFFICERS AND STAFF**

17. Survey Requirements for Variances – **Kacie will supply proposed language**
18. Exterior Stairs in OSPRD - **OK**
19. Patios in OSPRD – **May replace existing stone with patio stone**
20. Proposed Revisions/Accessory Apartment Regulations – **Schedule July hearing**
21. Proposed Revisions/Excavation, Stockpiling and Filling – **Discuss in July**
22. ZBA Decisions/May 18, 2009
23. ZBA Agenda/June 15, 2009
24. Administrative Approvals
  - a. Site Plan/Benerofe Wallingford/Research Parkway #207-09
  - b. Change of Use/Allstate Driver Training/South Turnpike Road #306-09
  - c. Change of Use/Primo Pizza/North Colony Road #307-09
  - d. Change of Use/Benhaven/North Plains Highway #308-09
  - e. Change of Use/Workstage/Leigus Road #309-09

**MEETING ADJOURNED: 9:40 p.m.**

PLEASE NOTE: First Commissioner noted after an action in the Commissioner making motion.  
Second Commissioner noted is the Commissioner seconding motion.