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**PLANNING AND ZONING COMMISSION
Town of Wallingford**

**REGULAR MEETING
Monday, August 9, 2010
MINUTES**

The Regular Meeting of the Wallingford Planning and Zoning Commission was held on Monday, August 9, 2010, 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. Jim Seichter (Chairman), Mr. Patrick Birney (Vice Chairperson), Ms. Marci Baxter, Mr. Jim Fitzsimmons, and Ms. Stacey Voss (alternate)(Acting Secretary)

Absent: Jon-Paul Venoit (Secretary), Mr. Armand Menard (alternate), and Mr. Chris Smith (alternate)
The Town staff persons attending were: Linda Bush, Town Planner, Kacie Costello, Assistant Town Planner, John Thompson, Town Engineer 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 12 people.

Chairman Seichter indicated that there were two Members that had not arrived yet so he would begin the meeting with the Bond Releases and then move to the Public Hearings.

BOND RELEASES AND REDUCTIONS:

6. Site Plan/Walgreen's/South Colony Street #211-07 (Att. 6)

Linda Bush, Town Planner, recommended that the bond **not** be released.

7. Special Permit/Baker/Grieb Road #409-02 (Att. 7)

Ms. Bush recommended that the bond be released.

8. Site Plan/Wallingford Gorge Properties/Barnes Industrial Road North #231-07

Ms. Bush indicated that there was not action on this item.

9. Special Permit/Church of Christ/Church Street, Yalesville #408-00 (Att. 9)

Ms. Bush stated that the Church of Christ has posted a bond but its approval has expired and they cannot be granted another extension. She recommended that the bond be released. When and if they start again they will have to appear before the P&Z.

10. Site Plan/213-221 South Colony Street/South Colony Street #229-05 (Att. 10)

Ms. Bush recommended that the bond be released.

11. Special Permit/Choate Rosemary Hall/North Elm Street #418-06 (Att. 11A &11B)

Ms. Bush recommended that the bond be released.

12. Site Plan/Cassello/North Colony Street #216-88 (Att. 12)

Ms. Bush indicated that this bond was called in 2000. The Town has completed the work and there is a balance of \$980. She recommends that it be returned to the Applicant.

MR. FITZSIMMONS: MOTION TO APPROVE THE RELEASE OF THE BONDS AS RECOMMENDED BY THE OFFICE OF PLANNING & ZONING FOR ITEM #7 – SPECIAL PERMIT/BAKER/GRIEB RD, ITEM #9 – SPECIAL PERMIT/CHURCH OF CHRIST, ITEM #10 – SITE PLAN/213-221 SOUTH COLONY STREET, ITEM #11 – SPECIAL PERMIT/CHOATE ROSEMARY HALL AND ITEM #12 – SITE PLAN/CASSELLO, AS RECOMMENDED BY THE TOWN PLANNER.

THE MOTION WAS SECONDED BY MR. BIRNEY AND PASSED UNANIMOUSLY BY A ROLL CALL VOTE.

CORRESPONDENCE:

13. CFPZ Newsletter (Att. 13)

Ms. Bush indicated to the Commissioners that she would like them to read two court cases included in the newsletter. She suggested that the Commission discuss the case on flashing signs during an upcoming workshop.

14. Adair/Workshop (Att. 14A & 14B)

Ms. Bush stated that the PUC would like to attend the next workshop scheduled by the Commission.

Voting on the following applications would be Chairman Seichter, Mr. Birney, Ms. Baxter, Mr. Fitzsimmons and Ms. Voss.

PUBLIC HEARINGS:

7:00 p.m.

1. Special Permit (Location of Use)/Fulton Forbes/North Colony Road #409-10

Ms. Voss, Acting Secretary, acknowledged the correspondence received for the record from: North Colony Road Carwash Operations Scenario (Att. 1A) including Exhibit 2, Proposed Improvements; Fred Greenberg, BL Companies to Linda Bush, Town Planner, dated July 13, 2010 (Att. 1B); Department of Engineering to Planning & Zoning Commission dated August 9, 2010 (Att. 1C).

Presenting the application was Attorney Dennis Ceneviva, John Mansini and John Whitcomb, BL Companies.

Chairman Seichter stated that this is a continuation of a public hearing.

Attorney Ceneviva stated that Exhibit 2 (Att. 1A) has been provided to the Commission showing the operations scenario for the proposed carwash. He indicated that Attorney Fishbein was present along with Mr. Kamal, owner and operator of the proposed carwash. Attorney Ceneviva pointed out that there is a substantial amount of queuing for the carwash. There is room for approximately 14-16 cars of stacking. People would be staying in their cars and driving them through the carwash themselves.

Attorney Ceneviva indicated that they have provided an internal access easement to the parcel to the north as requested by the Town Planner. He stated that he would accept all comments from the Town Planner, Town Engineer and the Water & Sewer Division as conditions of approval.

Commissioner Fitzsimmons stated that he is still unclear on the vehicle movement for the carwash entering the southern driveway #8. Attorney Ceneviva referred to the comments from the Engineering Department. He indicated that the primary access point would be drive #1 on Exhibit 2. The proposal is such that if the queuing is right up to Route 5 then that entrance #1 would be coned off and traffic would be diverted to entrance #8. Attorney Ceneviva pointed out that a person would have to be willing to wait over an hour for the cars to queue all the way out onto Route 5. There is room for 14-16 cars to stack for the carwash and the operation takes approximately 4 minutes. The handicap parking has been relocated so there is no issue with those spots.

Mr. Mansini explained that they don't want to discourage people from coming in at the light so that is why there is a two-way isle at the northern most point of the carwash (#9 & #1). He reviewed the flow of traffic on the plan. Mr. Mansini pointed out that there are vacuum stations on the north and south sides of the building. The cars traveling through the detailing and the oil change bays are employee driven vehicles and there is a bump out there so they would not just be pulling into a lane of traffic.

Commissioner Fitzsimmons still feels that this is a lot of activity and vehicle movement to get your car washed. Since the last meeting he has observed some similar type of operations. He has concerns with the way the four service bays would work. Commissioner Fitzsimmons is not comfortable with the traffic plan. He is concerned with pedestrians crossing traffic and with there being an entrance and exit at each curb cut allowing for a lot of movement. He doesn't feel this is the best spot for this type of operation and this much activity.

Chairman Seichter discussed the issue of restricting traffic entering from entrance #1 from making a left turn in front of the carwash. Mr. Mansini indicated that there could be signage added to restrict vehicles entering the site from entrance #1 from making a left hand turn.

Chairman Seichter pointed out that if it were a busy carwash day the queuing would block people from entering the area where the oil change bays are located. Mr. Mansini stated that he could sign the parking area #3 and #4 as "employee parking" so that most of the people coming for an oil change would park in section #2. He explained how it would work when someone drives in for service at one of the bays. Mr. Mansini clarified that the customers would be driving their own vehicles through the carwash tube but employees would be driving the vehicles through the service bays.

Commissioner Birney indicated that he would be supporting this application but would like to make it clear in the conditions of approval that when the queuing gets back up, entrance #1 would be coned off and traffic would be redirected to entrance #8. Attorney Ceneviva pointed out that in the memo for the Engineering Department there is a condition that would address the concern of Commissioner Birney. There was discussion about how it would be managed that entrance #1 be blocked off if the operator were notified it was necessary.

Commissioner Baxter is concerned with the enforceability of this plan. She still has concerns with the traffic flow on this site, mainly pedestrian traffic. Commissioner Baxter wants to be sure that the Applicant has addressed all of the concerns included in the memo from Mary Manning, Fitzgerald & Halliday, Inc. Attorney Ceneviva believes that the concerns of Mary Manning have been incorporated

in the suggested conditions of approval listed in the memo from the Engineering Department dated August 9, 2010.

Commissioner Baxter stated that vehicular movement has improved on the site but she still has concerns with the pedestrian movement. Mr. Whitcomb explained that in the service bays each car takes 20 minutes to service. There would not be a steady stream of people using that cross walk. The cross walk is stop signed and fully marked. Mr. Whitcomb does not see the pedestrian traffic being an issue. Mr. Mansini suggested that the walk could be a raised concrete surface to make it stand out if that is what would make the Commission more comfortable.

Chairman Seichter asked for public comment.

Speaking from the public was:

John Letourneau, 3 Regent Court, spoke in favor of the application. He feels it is a good thing for Wallingford and the economic development along Route 5. He doesn't believe that the queuing onto Route 5 will be an issue because the last thing a business owner wants is to make their customers mad. Mr. Letourneau feels that the Commission should have faith in the business owner that he will patrol his own business. If a customer is unhappy they will not come back. He feels that for those few days a year when queuing would be an issue, the operator would know what to watch for and be sure that it does not become a problem. Mr. Letourneau feels that the business owner/operator would also be very in tune to the pedestrian traffic because he wouldn't want to put his customers in a dangerous situation.

Attorney Norman Fishbein representing Mr. Kamal who is the operator of the current carwash made it clear that a carwash is different than something like a Sonic. There is only one Sonic in Wallingford and there are four carwashes along Route 5 within a short distance. If someone sees a long line of traffic into the carwash they would most likely move on to another carwash rather than sit on Route 5 and endanger themselves.

Commissioner Fitzsimmons still has the same concerns that he spoke of earlier in the presentation. He feels that this plan has improved from the original application but he still feels there is too much internal traffic for use on Route 5.

Attorney Ceneviva feels that the recommended conditions of approval included in the Engineering memo address the concerns of the Commission. He indicated that this is a much better plan than what was proposed originally. It has been reviewed by BL Companies along with the Wallingford Engineering Department and the peer review.

Chairman Seichter has concerns with the queuing but he feels they have adequately been addressed.

MR. BIRNEY: MOTION TO CLOSE THE PUBLIC HEARING.

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A VOICE VOTE.

MR. BIRNEY: MOTION TO APPROVE THE SPECIAL PERMIT FOR A 6,638 SQ.F.T CAR WASH/LUBE FACILITY AT 895 NORTH COLONY ROAD FOR FULTON FORBES AS SHOWN ON PLAN ENTITLED "PROPOSED RETAIL DEVELOPMENT, 865, 891 & 895 NORTH COLONY ROAD", DATED JUNE 22,2010, REVISED TO JULY 13, 2010, REVISED TO

AUGUST 3, 2010, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

- 1. SUGGESTED CONDITIONS OF APPROVAL CONTAINED IN THE AUGUST 9, 2010 MEMORANDUM FROM THE DEPARTMENT OF ENGINEERING MODIFIED AS FOLLOWS, #6 – THE APPLICANT DIRECTLY OR BY AND THROUGH THE OWNER OF THE PROPOSED RETAIL DEVELOPMENT BE REQUIRED TO CONE OFF THE NORTHERN MOST DRIVEWAY WHEN THE ON SITE QUE FOR THE CAR WASH BACKS UP NEAR OR ONTO US ROUTE 5 AND THAT BY THE USE OF CONE SIGNS AND OR TRAFFIC CONTROL PERSONNEL DIVERT DRIVERS TO CENTRAL DRIVEWAY OFF OF ROUTE 5 SHOWN ON EXHIBIT 2 AS ENTRANCE #8 AND ONTO THE SITE.**
- 2. CONDITONS OF APPROVAL CONTAINED IN THE JUNE 11, 2010 MEMO FROM THE WATER & SEWER DIVISIONS.**
- 3. CONDITIONS OF APPROVAL CONTAINED IN THE MEMO DATED JUNE 10, 2010 FROM THE ENVIRONMENTAL PLANNER.**
- 4. THE ADDITION OF A “NO LEFT TURN” SIGN AT THE ENTRANCE DEPICTED IN EXHIBIT 2 AS ENTRANCE #1.**
- 5. A RAISED CONCRETE WALKWAY FROM PARKING LOT #2 TO THE ENTRANCE OF THE FACILITY.**

THE MOTION WAS SECONDED BY MS. BAXTER AND PASSED WITH A ROLL CALL VOTE. MS. VOSS – YES, MS. BAXTER – YES, MR. FITZSIMMONS – NO, MR. BIRNEY – YES AND MR. SEICHTER – YES.

APPROVAL OF MINUTES:

July 12, 2010 - Regular Meeting – Minutes

Mr. Birney made a motion to approve the Minutes from the Regular Meeting of July 12, 2010 as submitted. The motion was seconded by Mr. Fitzsimmons and passed.

7:30 p.m.

2. Zoning Regulation Amendment/McNally/OSPRD Regulations #503-10

Ms. Voss, Acting Secretary, read the Legal Notice and acknowledged correspondence received for the record from: Proposed Amendment (Att. 2A); Inter-Departmental Referral Fire Chief dated July 13, 2010 (Att. 2B); Linda Bush, Town Planner, to Kevin McNally dated July 28, 2010 (Att. 2C); Vincent Mascia, Senior Engineer Interoffice Memorandum to Linda Bush, Town Planner, dated July 28, 2010 (Att. 2D); Linda Bush, Town Planner, to Vincent Mascia, Senior Engineer dated July 30, 2010 (Att. 2E).

Presenting the application was Land Surveyor Rosalind Page and the Applicant Kevin McNally.

Ms. Page stated that this is a request to change the zoning regulation for an OSPRD development to have a minimum parcel size of 5 acres rather than 15 acres for the R-18 zone. Mr. McNally has property in Wallingford, which is in the R-18 zone that is between 5 and 15 acres. He is looking into the best

way to develop this property. In looking at the Zoning Map they found that there are only four parcels left in the R-18 zone that are more than 15 acres. Ms. Page stated that the more urban zones are R-18, R-15, R-11 and R-6. She argued that R-18 is closer in lot size to an R-11 than it is to an RU-40. Ms. Page believes this change in the regulation would still meet with the Wallingford Plan of Development. She addressed the concerns of the Water & Sewer Divisions stating that at this point OSPRDs are allowed throughout the town in any zone. She doesn't understand why an R-18 OSPRD would not be allowed in a watershed when an R-15 OSPRD and an RU-120 OSPRD would be. Ms. Page is unclear as to why the W&S Divisions want to single out R-18 as not being allowed in a watershed area.

Ms. Page pointed out that an OSPRD is a Special Permit so the Commission always has the opportunity to deny an application based on the health, safety and welfare of the community as well as other reasons.

Ms. Page indicated that the number of sites in an R-18 that are between 5 and 15 acres is approximately 15 – 20. Very few of those sites are within the identified watershed areas.

Mr. McNally stated that this change would give the Town a little more flexibility when looking at odd sized and shaped pieces of property.

Ms. Page reviewed the Watershed Map that was also provided to the Commission. Ms. Bush indicated that there are no R-15, R-11 or R-6 sites in the watershed.

Commissioner Birney stated that in light of the opposition from staff to the zone change he could not support this regulation change. He believes that in this case the best course of action would be for the Applicant to apply for a variance.

Ms. Page questioned why R-18 zones are being held to another standard where they are not allowed in a watershed. She pointed out whether a property is 15 acres or 5 acres the design would have to meet the same standards. Commissioner Birney suggested that she speak to the W&S Divisions regarding that question.

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 MS. BAXTER AND PASSED UNANIMOUSLY BY A VOICE VOTE.

MR. BIRNEY: MOTION TO DENY AN AMENDMENT TO SECTION 4.3.D.1 OF THE ZONING REGULATIONS TO PERMIT OSPRD'S IN R-18 ZONES TO HAVE A MINIMUM PARCEL SIZE OF FIVE (5) ACRES RATHER THAN FIFTEEN (15) ACRES BASED UPON THE REASONS CONTAINED IN THE JULY 28, 2010 MEMORANDUM OF VINCENT MASCIA, SENIOR ENGINEER, AND FOR THE REASONS STATED AT THIS HEARING.

THE MOTION WAS SECONDED BY MS. BAXTER AND PASSED UNANIMOUSLY BY A ROLL CALL VOTE.

8:00 p.m.

3. Special Permit (Location of Use)/East Side Service/North Plains Industrial Road #412-10

Ms. Voss, Acting Secretary, read the Legal Notice and acknowledged the correspondence received for the record from: Linda Bush, Town Planner, to Planning & Zoning Commission dated August 5, 2010 (Att. 3A); Fire Chief Inter-Departmental Referral dated July 13, 2010 (Att. 3B); Vincent Mascia, Senior Engineer to Linda Bush, Town Planner, dated July 26, 2010 (Att. 3C); Linda Bush, Town Planner, to East Side Service dated August 4, 2010 (Att. 3D).

Presenting the application was Kenneth Quartuccio.

Mr. Quartuccio stated that he wants to transfer his used car license from 66 Woodhouse Avenue to 32 North Plains Industrial Road. He is not a used car business but his business model dictates that he does need to be able to buy and sell cars from time to time. Mr. Quartuccio explained that the major part of the business is towing and transportation of cars. They move approximately 2,000 cars a month to and from auctions and dealerships. There is not and would not be any retail sales of cars on the site.

Ms. Bush indicated that she has spoken to Mr. Quartuccio and he has agreed to remove the gravel in the front of the site and add landscaping and trees as shown on the site plan. When the front parking lot is paved, next year, the lines would be painted.

Commissioner Birney asked Mr. Quartuccio if he would agree to a condition of approval that he not retail cars on this site. Mr. Quartuccio agreed to that condition. He also agreed to a condition that there be no more than 25 cars stored in the rear area of the property at one time. If the Applicant would like signage he understands that he would have to apply for a permit.

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 BY A VOICE VOTE.

MR. BIRNEY: MOTION TO APPROVE A SPECIAL PERMIT FOR LOCATION OF USE APPROVAL FOR EAST SIDE SERVICE TO PERMIT A USED CAR DEALERS LICENSE AT 32 NORTH PLAINS INDUSTRIAL ROAD AS SHOWN ON PLANS ENTITLED "IMPROVEMENT LOCATION SURVEY, PROPOSED SITE DEVELOPMENT PLAN, LAND N/F KAITLIN PROPERTY MANAGEMENT, LLC", DATED JULY 2, 2010, REVISED TO AUGUST 3, 2010, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

- 1. THE CONDITIONS OF APPROVAL OF VINCENT MASCIA, SENIOR ENGINEER, DATED JULY 26, 2010.**
- 2. THE LANDSCAPING IN THE FRONT OF THE PROPERTY, AS SHOWN ON THE SITE PLAN, HAS BEEN RECENTLY GRAVELED. THE ZONING REGULATIONS REQUIRE THAT A**

**MINIMUM OF 25 FT. FROM THE FRONT PROPERTY LINE
MUST BE LANDSCAPED.**

- 3. THE EXISTING EVERGREENS, AS SHOWN ON YOUR SITE
PLAN BE REPLACED.**
- 4. THERE WILL BE NO RETAIL CARS FOR SALE AT THE SITE.**
- 5. THERE WILL BE NO MORE THAN 25 CARS STORED ON THE
PROPERTY AT ANY ONE TIME.**

**THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY
BY A ROLL CALL VOTE.**

8:30 p.m.

4. Zoning Regulation Amendment/Guilmette/IX Zone #504-10

Ms. Voss, Acting Secretary, read the Legal Notice and acknowledged the correspondence received for the record from: Proposed Amendment (Att. 4A); Linda Bush, Town Planner, to Lynn Guilmette dated July 28, 2010 (Att. 4B); Vincent Mascia, Senior Engineer, to Linda Bush, Town Planner, dated July 26, 2010 (Att. 4C).

Presenting the application was Attorney Norman Fishbein and the Applicant Lynn Guilmette.

Attorney Fishbein stated that Ms. Guilmette currently runs a school for autistic children. The school is for-profit. Ms. Guilmette is licensed to have children from the ages 3 through 21. She currently has 15 students at the school. Ms. Guilmette has an opportunity to expand the school and move next door to 10 Fairfield Boulevard. If this move were made the school would be able to have 25 –30 students. The use of the property would be no different just because it happens to be a for-profit school. Rather than go back in front of the Zoning Board of Appeals Attorney Fishbein is proposing this change to the regulation.

Commissioner Baxter asked why the regulation only includes non-profit. Ms. Bush stated that it is the wording that has always been in the regulations. She believes that it was put in initially because of trade schools.

Chairman Seichter asked if the EDC had any comments on this application. Ms. Bush did not receive any comments from the EDC but Kacie Costello, Assistant Town Planner indicated that the EDC was fine with the application.

Attorney Fishbein stated that if he were to appear in front of the ZBA there would be no assurance that the Board would be in agreement that there is a hardship in this case. In this situation there is a need to accommodate this segment of the population and in speaking with the Planning staff he felt this would be the best way to approach the situation. The change from profit to non-profit doesn't change the use of the piece of property. There doesn't seem to be any practical detriment to making this change.

Kacie Costello, Assistant Town Planner, indicated that she discussed the matter with Attorney Fishbein who also applied for a variance in case this Commission determined it was more appropriate to approach it that way. She stated that she urged the Applicant to go the way of the regulation change because it seemed to her that there might be other situations in that zone and others where a specific use might not be non-profit but would still be appropriate under that category and may still function in the same way

as a non-profit organization. Ms. Costello wanted it to be clear to the Commission that the Applicant did consider both alternatives.

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

MR. BIRNEY: MOTION TO CLOSE THE PUBLIC HEARING.

THE MOTION WAS SECONDED BY MS. BAXTER AND PASSED UNANIMOUSLY BY A VOICE VOTE.

MR. BIRNEY: MOTION TO APPROVE AN AMENDMENT TO SECTION 4.9.B.9 OF THE ZONING REGULATIONS TO REMOVE THE WORD NON-PROFIT AS A QUALIFIER FOR EDUCATIONAL, RELIGIOUS OR PHILANTHROPIE USES THAT ARE PERMITTED IN THE IX ZONE FOR THE REASONS STATED ON THE RECORD.

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A ROLL CALL VOTE.

OLD BUSINESS:

5. Site Plan/Wallingford Emergency Shelter/Quinnipiac Street #213-10

Ms. Voss, Acting Secretary, acknowledged the correspondence received for the record from: Linda Bush, Town Planner, to Christopher Juliano, dated July 28, 2010 (Att. 5A); Vincent Mascia, Senior Engineer, to Linda Bush, Town Planner, dated June 28, 2010 (Att. 5B); Fire Chief Inter-Departmental Referral dated June 21, 2010 (Att. 5C); Department of Engineering to Planning & Zoning Commission dated July 9, 2010 (Att. 5D); Linda Bush, Town Planner, to Vincent Mascia, Senior Engineer, dated July 16, 2010 (Att. 5E); Vincent Mascia, Senior Engineer to Linda Bush, Town Planner, dated July 29, 2010 (Att. 5F).

Presenting the application was Chris Juliano, Juliano Assoc.

Mr. Juliano stated that this application is to construct a duplex family unit at 123 Quinnipiac Street. He reviewed the plan for the proposed duplex. Mr. Juliano stated that the Wallingford Emergency Shelter currently assists 14 clients per evening during its hours of operation, which is November to April. The Shelter is not able to properly provide for a family when they come in for assistance. The proposal is to construct a townhouse style duplex in the northwest corner of the property to accommodate families with children. The existing building will remain. There will be additional green space added to the site. There are 17 parking spaces on the site. Mr. Juliano stated that each of the two duplex units would have its own utilities.

Mr. Juliano indicated that the Architect Sam Sergeant was present in the audience if the Commission had any questions. Members from the Wallingford Emergency Shelter were also present.

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

Commissioner Baxter asked what the next step would be for the Emergency Shelter to get this project moving forward. Tom (inaudible), Executive Director Wallingford Emergency Shelter, stated that they are currently in the midst of fund raising. They anticipate breaking ground in spring 2011. There is great need for housing for families. In one month last season the Shelter had to turn away four (4) families from Wallingford. The Shelter averages about forty (40) denials in the six-month period.

MR. BIRNEY: **MOTION TO APPROVE A SITE PLAN TO PERMIT AN EMERGENCY SHELTER TOTALING 2,340 SQ.FT. FOR THE WALLINGFORD EMERGENCY SHELTER, INC. AS SHOWN ON PLANS ENTITLED “ZONING LOCATION SURVEY, PROPOSED ‘FAMILY UNITS’, WALLINGFORD EMERGENCY SHELTER, INC., 123 QUINNIPIAC STREET”, DATED JUNE 8, 2010, REVISED TO JULY 21, 2010, SUBJECT TO:**

1. **THE CONDITIONS OF APPROVAL IN A MEMO DATED JULY 29, 2010 FROM VINCENT MASCIA, SENIOR ENGINEER.**

THE MOTION WAS SECONDED BY MR. FITZSIMMONS AND PASSED UNANIMOUSLY BY A ROLL CALL VOTE.

REPORTS OF OFFICERS AND STAFF:

15. Administrative Approvals

- a. **Change of Use/Jesus Way to Heaven/Center Street #309-10**
- b. **Change of Use/The Crate Escape/North Plains Highway #310-10**
- c. **Site Plan/Quinnipiac Street Associates, LLC/Quinnipiac & So. Colony Streets #214-10**

16. ZBA Decisions – 7/19/10 (Att. 16)

Received by the Commission. Kacie Costello, Assistant Town Planner, briefly reviewed the results from the July ZBA meeting.

17. ZBA Agenda – 8/16/10 (Att. 17)

Received by the Commission. Kacie Costello, Assistant Town Planner, briefly discussed a couple of items on the August agenda of the ZBA.

18. Zoning Violation Log (Att. 18)

Received by the Commission. Kacie Costello, Assistant Town Planner, briefly discussed several items included in the Zoning Violation Log.

19. Proposed Enhanced Interchange Zone – Proposal 2 (Att. 19)

Received by the Commission. Chairman Seichter explained that he asked Ms. Bush to prepare a draft zoning amendment for the I-5 zone starting off with the areas that there seemed to be some agreement.

20. Proposed Zoning Amendments/Floodplain Regulations (Att. 20A, 20B & 20C)

Received by the Commission. Ms. Bush stated that the Commission must adopt these amendments by December so that Wallingford is still eligible to be in the Federal Flood Program. She suggested that the proposed amendments be reviewed by the Commission in a workshop meeting.

21. Notes

22. Aquifer Inspections

Linda Bush, Town Planner, stated that almost all of the aquifer inspections have been completed. The State of Connecticut has sued Underpass Auto for violation of the Aquifer Regulations.

RECEIPTS:

2. Site Plan (New & Used Car Dealership)Valenti/South Colony Road #216-10
3. Site Plan (Overhead Crane)/Infra-Metals/Pent Highway #217-10
4. Special Permit (Open-Space Subdivision)/Toll Brothers/North Farms Road #413-10

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 9:35 a.m.

Respectfully submitted,

Sonja Vining,
Recording Secretary
Atts. 1 through 20C