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**PLANNING AND ZONING COMMISSION
Town of Wallingford**

**REGULAR MEETING
Monday, September 13, 2010
MINUTES**

The Regular Meeting of the Wallingford Planning and Zoning Commission was held on Monday, September 13, 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), Mr. Jon-Paul Venoit (Secretary)(arrived after start of meeting), Mr. Jim Fitzsimmons, and Mr. Armand Menard (alternate)

Absent: Ms. Marci Baxter, Ms. Stacey Voss (alternate), and Mr. Chris Smith (alternate)

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

Chairman Seichter called the meeting to order at 7:08 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 15 people.

APPROVAL OF MINUTES:

August 9, 2010 - Regular Meeting – Minutes

Mr. Birney made a motion to approve the Minutes from the Regular Meeting of August 9, 2010 as submitted. The motion was seconded by Mr. Fitzsimmons and passed.

PUBLIC HEARINGS:

7:00 p.m.

1. Special Permit (Open-space subdivision)/Toll Brothers/North Farms Road #413-10

Mr. Menard, Acting Secretary, read the Legal Notice and acknowledged the correspondence received for the record from: Inter-Departmental Referral Fire Chief dated 8/11/10 (Attachment 1A); Linda Bush, Town Planner, dated August 23, 2010 to Toll Brothers, Inc. (Attachment 1B); Attorney Timothy Lee dated September 3, 2010 to Linda Bush, Town Planner (Attachment 1C); Erin O'Hare, Environmental Planner, dated September 9, 2010 to Linda Bush, Town Planner (Attachment 1D); Rob Baltramaitis, Assistant Town Engineer dated September 9, 2010 to Wallingford Planning & Zoning Commission (Attachment 1E); Vincent Mascia, Senior Engineer, dated September 10, 2010 to Linda Bush, Town Planner (Attachment 1F).

Presenting the application was Attorney Timothy Lee and Dave Carson, OCC Group.

Attorney Lee stated that the property is 27.6 acres with 5.7 acres of wetlands. As part of the open space subdivision they will give 15.3 acres of open space to the Town. Under the regulations the lots are required to be a minimum of 10,800 sq.ft. In this case the lots range from 10,800 sq.ft. to over 19,000

sq.ft. The subdivision will be served by public water and sewer. As part of the subdivision Attorney Lee asked for a sidewalk waiver along the open space.

The project is a 29-lot open space subdivision. They are proposing to connect to Twin Pines Road, which is part of the Willows subdivision. Attorney Lee reviewed the plan. Twin Pines Road would be extended to a new road, May Flower Drive, which will connect to North Farms Road. A new cul-de-sac is proposed that would be called Poppy Lane and would service Lots 25 through 29.

The plan received IWWC approval in early September. Attorney Lee feels that all of the comments from Linda Bush, Town Planner, have been addressed. He responded item by item to the letter from Linda Bush, Town Planner, dated August 23, 2010:

1. Mr. Carson pointed out on the map where the boundary of the Paluconis property was added to the revised plan.
2. Mr. Carson pointed out Lot 1 on the plan where the 60-foot conservation easement area would be located. Attorney Lee indicated that the shaded area on the plan is part of Lot 1, which would have a conservation easement and not be part of the open space. The alternative is that the lot line be moved to where the conservation easement is. The lot would comply with the regulations and the rest would be left as open space. Attorney Lee feels that the maintenance of the open space would be better left with a single homeowner rather than a homeowner's association. It would be the preference of the Commission, which way it would be done. Mr. Carson stated that in this particular location currently it is maintained as lawn area. Most of the other open space on this property would not be regularly maintained. The feeling Mr. Carson had was that if the area was maintained by a single homeowner it would be a much more attractive area rather than as open space with annual or semi-annual mowing.
3. The area of slopes greater than 25% have been added to the plans.
4. Street numbers have been added to the plans.
5. Attorney Lee stated that Delancy Road is a paper road in town that was never built. It turned out not be economically viable to seek the abandonment of Delancy Road.
6. Attorney Lee agreed with the use of silt sacks and the plans have been revised.
7. That note has been added to the plans.
8. The correction has been made on the plans.
9. Mr. Carson has reviewed the calculations and he is satisfied that the numbers on his plan are accurate.
10. Attorney Lee stated that this plan complies with a number of objectives contained in §6.8.B.10. The open space has the effect of preserving land as common open space to preserve and enhance the appearance, character and natural beauty of this area. There would be 15.3 acres of open space dedicated. The former farmland would be preserved in its natural characteristics.
The land is being preserved for purposes of conserving natural resources. The plan has been designed so that Padens Brook is part of the open space. The property contains 5.3 acres of wetlands and that is all within the open space area. Attorney Lee stated that he feels they have met those objectives set forth in the regulation.
11. The open space would be owned by the homeowner's association. Toll Brothers is going to create a homeowner's association. Each of the 29 houses will be a member of the association.
12. That modification was made.
13. The zoning table has been corrected to show a sideyard requirement of 15 feet.

14. The developer will be responsible for starting the homeowner's association and will commence the initial meeting to be sure that officers are elected. After that initial meeting the homeowner's association will take over. Toll Brothers will accept a certain amount out of each closing and put that money in an account for the homeowner's association so when they turn over control they will have a fund by which they can take care of the maintenance of the property. Attorney Lee would provide some detailed information at the next meeting on what those initial fees would be for those homeowners.
When 60% of the units have been sold the maintenance responsibility of the open space will be turned over to the homeowner's association.
15. Attorney Lee acknowledged the responsibility of building that section of road.
16. Attorney Lee indicated that he is asking for a waiver of the sidewalk requirements. If the Commission does not grant a complete waiver for the sidewalks then Attorney Lee would ask for a partial waiver along the open space area where there are not building lots. Mr. Carson showed on the plan where they would like a partial waiver of the sidewalks along the open space areas.
17. The barbed wire would be removed.

Mr. Carson indicated that all of the comments from the Engineering Department would be incorporated into the revised plan.

Attorney Lee indicated that ultimately the 29 lots would tie into the town sewer system. The lots on Poppy Lane will tie into the system on North Farms Road. The balance of the project will eventually tie into the system that has been extended along the Willows property that will eventually be extended onto this property. The issue is that the owner of the Willows has not given that property to the Town and the Town has not accepted that property. Since that has not been done yet, this property cannot tie into that system. This plan has been designed to have a pump system, which will pump the sewage into the town system. Attorney Lee indicated that he would discuss the matter further with Vincent Mascia, Senior Engineer.

Rob Baltramaitis, Assistant Town Engineer, discussed the issue that in the past he has experienced cases where he has tried to contact a homeowner's association and there was no one to be found when it came time for maintenance. He feels it is important to keep an association active once it is formed. Attorney Lee indicated that Toll Brothers will help with the initial creation and funding of the association but ultimately the homeowner's association is responsible for the maintenance of the property and the stormwater drainage system. In the event that the association fails to keep up with their obligations there have been documents prepared to give the Town the right to go onto the property and do maintenance and then back-charge the homeowner's association for the cost of that maintenance.

Chairman Seichter asked if the detention basins were all located in open space. Attorney Lee indicated that all detention basins are located in open space. Mr. Baltramaitis would like to see the final subdivision map be more specific in those areas. We want it clear on the plans that the Town does not have the maintenance responsibility for those basins.

Mr. Birney asked if there has been any effort to retain mature growth on the property. Attorney Lee pointed out that the open space conservation area would remain in its natural state. They will have a deed restriction on the lots that abut the stream to maintain the heavy vegetation.

Mr. Birney asked for further explanation on item 2 listed in the letter from Linda Bush, Town Planner, dated August 23, 2010 (Attachment 1B). Attorney Lee explained that one option for Lot 1 was to maintain a lot line that was closer than 60 feet to North Farms Road but have a conservation easement over the portion of the road that is within the 60 feet. The other option would be to draw the lot line at the top of the conservation easement area and that portion would become part of the open space and the lot would still comply with the zoning regulations. That open space area would become part of the homeowner's association.

Mr. Birney discussed the sidewalk issue. He sees an advantage to having sidewalks throughout the subdivision, including along the open space. Attorney Lee stated that they are asking for a waiver only along the open space areas. He pointed out that not having sidewalks in these areas would relieve some of the maintenance burden on the homeowner's association.

Mr. Birney asked what the density of this subdivision would be in comparison to the Willows. Linda Bush, Town Planner, stated that this subdivision would have about the same lot sizes as the Willows. Mr. Carson indicated that the majority of the lots in this subdivision would have an 88-foot frontage and the Willows are mostly 80 feet.

Mr. Fitzsimmons stated that he would be opposed to a sidewalk waiver.

Mr. Fitzsimmons discussed the use of the land and the quality of the open space. He asked that the Applicant review the Yield Lot Calculations as included in the plans. Mr. Carson reviewed the calculation table in the plans.

Mr. Fitzsimmons stated that on Lot 1 he would like to see open space rather than having it be part of the lot with an easement. Mr. Carson stated that the Applicant would comply with whatever the Commission feels is appropriate. He explained that Lot #1 with that area is 19,000 sq.ft. so it actually exceeds the requirement for a conventional R-18 lot. Theoretically that lot can be broken off as a conventional R-18 lot with no easement on it at all. Mr. Carson stated that he felt that it made more sense for it to be part of the lot because it would look just like any other R-18 lot on North Farms Road.

Chairman Seichter asked for public comment.

Speaking from the public was:

Carl Richter, 11 Far Horizon Drive, has concerns with the potential dumping of debris onto his property. He would like to know what the open space would be used for. Mr. Richter would like the barbed wire along his property to remain in place.

Joseph Vercher, 5 Far Horizon Drive, would like the barbed wire kept on his property line. He would like to know where the detention basins are going to be located. Mr. Vercher does not want the trees along Delancy Road to be removed.

Paula Miller, 2 Padens Court, indicated that she heard that some of the homes in this subdivision would be built with sump pumps and she was wondering why. She is close to Lot 1 in this proposed subdivision and she is concerned with a homeowner having ownership of open space.

Lynn Ceratti, 3 Far Horizon Drive, asked what, if anything would be coming out to Far Horizon Drive as far as piping or water.

Attorney Lee stated that there would be a deed restriction for the open space and the meadow area would be mowed once a year. There would be no playscapes allowed in the open space area. Attorney Lee proposes to eliminate the barbed wire on this property. Mr. Carson believes that the barbed wire that runs through the middle of the property would be removed. He stated that they would not remove any demarcation along a common property line. Linda Bush, Town Planner, stated that there is barbed wire along the property line with this site and the Willows. She feels that all of the barbed wire along that property line should be removed for public safety as well as the wire that is within the site. Ms. Bush feels that the barbed wire along the property lines of the people that spoke could remain.

Mr. Carson located the detention basins on the plan. There is nothing discharging in a northerly or easterly direction.

Attorney Lee indicated that no activity is planned in the area of Delancy Road.

Attorney Lee indicated that it has not yet been determined if sump pumps would be installed in some of the homes. Mr. Carson stated that all of the houses would have footing drains tied into the street drainage system. There may be a few lots on the low side of the road where it would be necessary to take the footing drains and pump them up to the street drainage.

Mr. Carson stated that there would be no piping connected to Far Horizon. The only activity in that area would be the looping of the water main per the requirements of the W&S Divisions.

Mr. Carson stated that a split rail fence would be installed along the entire perimeter of the open space, designating between the lot lines and the open space. The fence would be wherever there is an individual lot line, which is contiguous with the open space.

Chairman Seichter pointed out that the Commission would not be acting on this application due to the fact that there are still some outstanding issues with the Water & Sewer Divisions and revisions to the map.

Linda Bush, Town Planner, stated that she is in support of the sidewalk waiver along the open space because it is an open space subdivision. She would also like to include the east boundary of Lot 24 with a waiver. She doesn't feel that homeowner's associations are good at everyday maintenance such as shoveling a sidewalk.

Chairman Seichter would like to see open space in the area of Lot 1 rather than a conservation easement. He would not be in favor of the sidewalk waiver. He would like to see sidewalks throughout the entire development.

Mr. Birney would be in favor of open space in the area of Lot 1. He could support the sidewalk waiver, if in lieu of the sidewalk; there is a split rail fence along the open space where there are not private lots.

Mr. Fitzsimmons also feels that Lot 1 should be open space rather than an easement. He would not be in favor of any sidewalk waiver.

**MR. BIRNEY: MOTION TO CONTINUE THE PUBLIC HEARING TO WEDNESDAY,
OCTOBER 13, 2010 AT 7:00 P.M.**

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

NEW BUSINESS:

2. Site Plan (New & Used Car Dealership)/Valenti/South Colony Road #216-10

Mr. Venoit, Secretary, acknowledged correspondence received for the record from: John Thompson, Town Engineer to Mr. Stephen Pustola dated August 10, 2010 (Att. 2A); Department of Health Inter-Departmental Referral dated August 20, 2010 (Att. 2B); Vincent Mascia, Senior Engineer to Linda Bush, Town Planner, dated September 7, 2010 (Att. 2C); Linda Bush, Town Planner, to Fred Valenti dated September 8, 2010 (Att. 2D); Fire Chief Inter-Departmental Referral dated August 11, 2010 (Att. 2E); Eloise Hazelwood, Director of Health to Linda Bush, Town Planner, dated September 9, 2010 (Att. 2F).

Presenting the application was Attorney Joan Molloy, the Applicant Fred Valenti and Engineer Steven Pustola.

Attorney Molloy stated that Mr. Valenti is proposing a second addition to be the Porche showroom and service facility.

Mr. Pustola reviewed the plan. What is being proposed is a 5,490 sq.ft. addition to the south of the existing building. There are some modifications proposed to the entrances to the property as well. Along South Colony Road they will be closing the southern most entrance. The center entrance, already approved by the Commission will remain. An entrance to the north will be opened along South Colony Road. Along South Main Street there are three existing entrances. When this project is complete there will only be two entrances along South Main Street.

Attorney Molloy stated that she spoke with the Fire Marshall and told him that the intent is to create a firewall between the two structures. The Fire Marshall indicated to her that if a firewall were installed he would waive the requirement for sprinklers.

Attorney Molloy has no issue with the comments from the Water & Sewer Divisions.

Attorney Molloy stated that the existing service building to the south has a restroom that is used to service the employees of the building. If this plan is approved and the renovations are completed the service dept would come out of that existing structure. At that point there would be no reason to have a restroom in that structure and they would be prepared to abandon/terminate the use of that septic system. Attorney Molloy stated that the Applicant is unsure at this time what he is going to do with that service building to the south. There is a possibility that the building would be used for the storage of vehicles.

Attorney Molloy stated that the Applicant has not received anything in writing from the DOT. The DOT has reviewed the plan and Attorney Molloy indicated that they were happy with it.

Attorney Molloy discussed the relocated entrances on South Main Street. One of the entrances will be eliminated and one will be relocated. The entrance to the north will make it easier for tractor-trailer trucks to enter and exit the site. The entrance in the vicinity of the service area will give easy access for delivery vehicles and also for the test-driving of vehicles.

Attorney Molloy stated that she provided calculations for the drywells to the Engineering Department today.

Attorney Molloy discussed the roof water coming off the existing service building. She stated that the Engineering Department suggested that there was a possibility that the Town might want to install a catch basin on South Main Street. When and if that catch basin is installed the roof water from that service building would be connected to it.

Attorney Molloy stated that there are 21 spaces that are listed as customer parking on this site. Inside the service department there is room for 20 vehicles and, 4 cars can be stored in the drive access ways. Thirty vehicles can fit into the existing service area. Fifteen vehicles would be displayed in the showrooms. Employees will be parking to the rear of the vehicle storage areas and south of the proposed addition.

Attorney Molloy stated that the curbing would be done the same time the paving is done.

Mr. Birney referred to the August 20th Inter-Departmental Referral from the Director of Health (Att. 2B). Mr. Birney and Attorney Molloy have a difference of opinion on what the Director of Health was saying in her September 9th memo (Att. 2F). Attorney Molloy would get clarification from the Director of Health before the next meeting.

Mr. Baltramaitis discussed the issue of the catch basin that the Town is considering installing. He would like to see the roof water that comes off the existing service building run into a catch basin. Mr. Baltramaitis wants to be sure that if the Commission feels it is appropriate to put this item into a condition of approval it be worded correctly. He would like it to be worded so that if the catch basin is not installed by the Town the Applicant would have to tie the roof leaders into their existing onsite storm drainage system or a drywell. Mr. Baltramaitis would submit a new memo with his suggested language for a condition of approval before the next meeting.

Mr. Birney stated that he would like to see clarification from the Fire Marshall before the next meeting regarding the need for a sprinkler system. Attorney Molloy will ask the Fire Marshall for a memo.

MR. BIRNEY: MOTION TO CONTINUE THE PUBLIC HEARING TO WEDNESDAY, OCTOBER 13, 2010.

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

3. Site Plan (Overhead Crane)/Infra-Metals/Pent Highway #217-10

No one was present to represent the application.

26. Site Plan-Accessory Apartment/Oldani/297 Grieb Road #218-10

Presenting the application was Peter Oldani.

Mr. Oldani purchased his home in April 2008. He realized that if he put in a galley kitchen on his ground level it would qualify as an accessory apartment. The square footage complies with the regulation.

MR. BIRNEY: MOTION TO APPROVE A 676 SQ.FT. ACCESSORY APARTMENT FOR OLDANI AT 297 GRIEB ROAD, FOR THE REASONS STATED ON THE RECORD AND IN THE APPLICATION, SUBJECT TO FINAL INSPECTION BY THE ZONING ENFORCEMENT OFFICER.

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

EXTENSIONS:

- 4. Special Permit/Old North Colony Road Properties/Old Colony Road #404-09 (Att. 4)**

Ms. Bush stated that the Applicant is asking for a one-year extension.

MR. BIRNEY: MOTION TO GRANT A ONE-YEAR EXTENSION FOR SPECIAL PERMIT #404-09

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

BOND RELEASES AND REDUCTIONS:

- 5. Special Permit/Masonic Medical Office and Grand Lodge #420-06 (Att. 5)**
 - a. Special Permit/Masonic/Johnson Addition #404-08**
 - b. Special Permit/Masonic/Larese Parking Lot #417-08**
 - c. Site Plan/Masonic/11 Parking Spaces # 217-07**
 - d. Special Permit/Masonic/Dining Room Addition #416-08**

Linda Bush, Town Planner, stated that there was only a bond for the Masonic Medical Office and Grand Lodge but she inspected all of the above sites and they are all fine. She recommended that the bond be released.

MR. BIRNEY: MOTION TO RELEASE THE BOND FOR MASONIC MEDICAL OFFICE AND GRAND LODGE #420-06

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

- 6. Site Plan/BYK Chemie/Dudley Avenue #212-08 (Att. 6)**

Ms. Bush recommended that the bond be released.

- 7. Site Plan/White Way Laundry/Hall Avenue #229-07 (Att. 7)**

Ms. Bush recommended that the bond be released.

- 8. Site Plan/Strain Instruments/Barnes Industrial Road North #231-07 (Att. 8A & 8B)**

Ms. Bush recommended that the bond be released.

- 9. Special Permit/Geremia Development/Constitution Street #408-06 (Att. 9A & 9B)**

Ms. Bush recommended that the bond be released.

10. Site Plan/Ulbrich/Dudley Avenue #257-05 (Att. 10)

Ms. Bush recommended that the bond be released.

11. Catarino/1303 Barnes Road (Att. 11)

Ms. Bush recommended that the bond be released.

12. Resubdivision/Geremia/Constitution Street #105-06 (Att. 12)

Ms. Bush recommended that the bond be released.

**MR. BIRNEY: MOTION TO RELEASE THE FOLLOWING BONDS AS
RECOMMENDED BY THE TOWN PLANNER: #212-08, 229-07, 231-07,
408-06, 257-05 AND 105-06**

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

CALLING OF BOND:

13. Krohn/2 Bartholomew Lane (Att. 13)

Ms. Bush stated that her office is recommending that the building permit bond be called. The bond is for \$1000. The driveway aprons have not been paved and there have been some zoning issues on this property. The matter would be turned over to Engineering so the aprons could be paved.

**MR. BIRNEY: MOTION TO CALL THE BOND FOR 2 BARTHOLOMEW LANE FOR
REASONS STATED IN THE MAY 4, 2010 LETTER FROM LINDA BUSH,
TOWN PLANNER AND FOR REASONS STATED ON THE RECORD.**

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

CORRESPONDENCE:

14. Mayor/Workshop Meeting (Att.14)

15. Adair/Workshop Meeting (Att. 15)

Ms. Bush stated that the Mayor and the Department of Public Utilities would like to meet with the Commission to discuss the new watershed boundaries that they want to have put on the zoning map. Ms. Bush explained how this change would impact property owners.

16. OPM/Incentive Housing Zone Application (Att. 16)

Ms. Bush discussed the e-mail attached. She contacted Dimple Desai who asked that the Town resubmit the application again to give them the full 60 days to review. A letter would be sent out on September 24 resubmitting.

17. The Prospect/Incentive Housing Zone (Att. 17)

Received by the Commission.

18. Winterbourne Land Services/Workshop Meeting Agenda (Att. 18)

Ms. Bush reminded the Commission that they denied and application for Kevin McNally last month. The Applicant is asking to discuss the issue with the Commission in a workshop perhaps when the Water & Sewer Divisions are there to see if there is a way to come to some agreement. After some discussion it was decided that Ms. Bush would advise Rosalind Page that the proper place for her to go would be to the Water & Sewer Divisions.

19. FEMA/Updated Flood Regulations (Att. 19)

Ms. Bush would like to discuss this at the next workshop meeting of the Commission. New flood regulations and a new flood map have to be adopted by December 17, 2010. She indicated that there are some major changes and the Commission should be aware of them before they are adopted.

REPORTS OF OFFICERS AND STAFF:

20. Administrative Approvals – NOTED AS APPROVED

- a. **Site Plan/CT Street Rod Assoc./Woodhouse Avenue #215-10**
- b. **Site Plan/Anchor Construction/Barnes Industrial Road North #216-10**
- c. **Change of Use/BCCM Group/North Plains Industrial Road #311-10**
- d. **Change of Use/Guilmette/Fairfield Boulevard #312-10**
- e. **Change of Use/Gouveia/North Main Street #313-10**

21. ZBA Decisions of 8/16/10 (Att. 21)

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

22. ZBA Agenda for 9/20/10 (Att. 22)

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

23. Zoning Violation Log (Att. 23)

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

Mr. Birney asked about the signs in front of Silverpond Apartments. Ms. Costello indicated that issue has referred to the Law Department.

Mr. Birney asked about the signage at White Way Laundry on North Main Street Ext. Ms. Bush stated that White Way has a valid sign permit for that sign since they have toned it down.

24. Notes

Ms. Bush stated that Robert Rancourt, New Cheshire Road, came in to her office today. He would like to build a three-sided barn for his equipment (Att. 24A). The closest it would be to any street would be 300 feet. The lot is 62 acres and Ms. Bush doesn't feel it is fair to have him survey the entire property to build a barn. Mr. Rancourt requested a survey waiver. Ms. Bush provided the Commission with a map of the site.

MR. BIRNEY: MOTION TO WAIVE THE SURVEY REQUIREMENT.

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

25. Workshop Meeting Agenda

Ms. Bush would like to schedule a workshop meeting for September 27th with Water & Sewer Divisions and the EDC. She would send out a notice to the Commission.

RECEIPTS:

None

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 9:27 a.m.

Respectfully submitted,

Sonja Vining,
Recording Secretary
Atts. 1 through 24A