

PRELIMINARY MINUTES
Wallingford Planning and Zoning Commission Meeting
Thursday, October 16, 2008
7:00 p.m.
Robert Earley Auditorium
Town Hall – 45 South Main Street

Call to Order

Roll Call – Stacey Voss, Marci Baxter (late), James Fitzsimmons, James Seichter, Patrick Birney, Armand Menard, J.P. Venoit

Pledge of Allegiance

Approval of Minutes: September 8, 2008 – Approved: Birney, Voss, Seichter, Fitzsimmons
 September 22, 2008 – Approved: Seichter, Voss, Fitzsimmons, Menard;
 Birney abstained

PUBLIC HEARINGS

7:00 p.m.

1. Special Permit (Location of Use)/Heritage Truck Sales/Northfield Road #420-08
 Approved: Seichter, Voss, Menard, Birney, Fitzsimmons

MOTION: A Special Permit (Location of Use) for Heritage Truck to permit a new truck dealership at 4 Northfield Road as shown on plans entitled "Site Layout Plan, Joseph Nichols, Heritage Truck Sales, LLC, Property located at 1054 South Colony Road aka 4 Northfield Road", dated 8/11/08, subject to:

1. **Comments of Vincent Mascia, Sr. Engineer, Water & Sewer Divisions, to this Commission dated October 6, 2008.**
2. **Comments of the Town Planner with respect to the installation of the 2 foot tall guard rail that be done in an extremely timely fashion.**
3. **No truck repairs on this site.**
4. **There be a limit of 15 trucks, which would be available for sale or display on the property.**

7:15 p.m.

2. Special Permit (Warehouse)/Thurston Foods/Thurston Drive #421-08
 Approved: Seichter, Birney, Voss, Menard, Fitzsimmons

MOTION: A Special Permit for two warehouse additions totaling 47,189 sq.ft. and associated parking for Thurston Foods as shown on plans entitled "Freezer and Dry Storage Expansion, Thurston Association, LLC, 30 Thurston Drive, Wallingford, CT", dated April 1, 2008, revised to October 14, 2008, subject to:

1. **Suggested conditions of approval of Vincent Mascia, Sr. Engineer, Water & Sewer Divisions to the Commission dated October 7, 2008.**
2. **Water & Sewer Utility Performance & Maintenance bond of \$5,000.00 as recommended by Vincent Mascia.**
3. **Observations and suggestions from Michael Holmes, Assistant General Manager of the Electric Division dated October 8, 2008.**
4. **Suggested conditions of approval from John Thompson, Town Engineer, to this Commission dated October 10, 2008.**
5. **That the applicant work with the Engineering Department to determine the appropriateness of including all, or some, of the observations to the Commission of the SWCD dated September 18, 2008.**
6. **That the applicant work with the Town Planner to devise an appropriate landscaping plan on the northern boundary of the property on Route 68.**
7. **That the applicant receive the deed for the hammerhead on Alexander Drive and that this be obtained prior to the issuance of a Building Permit a recommended by the Town Planner.**
8. **That the applicant relocate the Water Easement prior to the Building Permit as requested by the Water & Sewer Divisions.**

800 p.m.

- 3. Special Permit (Mosque)/Farid Islamic Center/Leigus Road (Continuation) #412-08
 Denied: Baxter, Voss, Seichter, Birney, Fitzsimmons

MOTION: a Special Permit for a 3,868 sq.ft. mosque for the Salma K. Farid Islamic Center at 105 & 109 Leigus Road as shown on plans entitled "Salma K. Farid Islamic Center, 105 and 109 Leigus Road, dated June 6, 2008. Was denied for the following reasons.

- 1. **Because, based on the totality of the evidence presented, the applicant has failed to show the application satisfied the criteria for a Special Permit as set forth in Section 7.5B specifically.**
 - a. **7.5.B.1.a - The applicant has failed to show that the site and intensity of the proposed use would be compatable with the neighborhood and our adopted Plan of Development.**
 - b. **7.5.B.1.c - The applicant has failed to show that the capacity of the adjacent streets to handle traffic loads.**
 - c. **7.5.B.1.f - The applicant has failed to show that the extent of the parking facilites is appropriate for the use.**
 - d. **7.5.B.1.h - The applicant has failed to show that the proposed use is appropriate for the preservation of the character of the neighborhood.**
 - e. **The applicant violates Dection 6.11B of the zoning regulations, which provides that in sing-family, residential districts, no parking shall be allowed in a front yard, except indriveways or in turnarounds in sideyards. That is supported by the definitions of both corner lot and front yard in Section 2.2 of the zoning regulations.**

- 4. Special Permit (Location of Use)/Hunter's/Church Street, Yalesville (Withdrawn) #422-08

OLD BUSINESS

- 5. Site Plan/Paradise Hills Vineyard/Windswept Hill Road (No Action Requested) #220-08

NEW BUSINESS

- 6. Site Plan/Masella/North Cherry Street #226-08
 Approved: Baxter, Voss, Seichter, Birney, Fitzsimmons

MOTION: Site Plan for a 1,024 sq.ft. storage garage as shown on plans entitled "Site Plan, Land of Stephen J. & Deborah L. Masella, 357 North Cherry Street Ext., Wallingford, CT", dated July 4, 2008, revised to September 4, 2008, subject to:

- 1. **The conditions set forth in the October 7, 2008 memorandum from Vincent Mascia, Sr. Engineer, Water & Sewer Divisions to the Town Planner regarding this application.**

RECEIPT AND ACTION REQUESTED

- 7. Site Plan (Accessory Apartment)/Cowan/7th Ridge Road #228-08
 Approved: Baxter, Voss, Seichter, Birney, Fitzsimmons

MOTION: A 686 sq.ft. accessory apartment for Cowan at 724 7th Ridge Road, subject to:

- 1. **Final inspection by the ZEO (Zoning Enforcement Officer).**

DISCUSSION AND POSSIBLE ACTION

- 8. Appointment of Aquifer Protection Agency Enforcement Officers

DISCUSSION

- 9. Joint PZC/Town Council Workshop – October 27th
 TOPICS: Citation Ordinance, Zoning Enforcement Activities, Various Zoning issues

BOND RELEASES AND REDUCTIONS - Approved: Baxter, Voss, Seichter, Birney, Fitzsimmons

- 10. Lyons/1042 North Farms Road - **RELEASED**
- 11. Bodey/3 Windswept Hill Road - **RELEASED**
- 12. BJB/22 & 24 North Street - **RELEASED**
- 13. Housewright/3 Templeton Road - **RELEASED**
- 14. Pisani/6 Stoney Brook Road - **RELEASED**
- 15. Kindercare/Miles Drive - **RELEASED** #246-04
- 16. Masonicare/North Plains Industrial Road - **RELEASED** #237-04
- 17. Scannell Properties/Toelles Road - **RELEASED** #263-04
- 18. Orsini/North Colony Road - **RELEASED** #212-05
- 19. Greene-Woronick/Northfield Road - **RELEASED** #108-07
- 20. Greene-Woronick/Tuttle Avenue #101-08
- 21. Verna/Ortense Drive - **RELEASED** #105-03

BOND RELEASES AND REDUCTIONS (cont.)

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| 22. | North Plains Realty/North Plains Industrial Road | #253-01 |
| 23. | MDT Realty/North Plains Highway | #213-05 & 251-05 |
| 24. | DiNatale/226 North Plains Industrial Road | #239-03R |
| 25. | Geremia/4 North Lane - RELEASED | |

CORRESPONDENCE

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| 26. | Zoning Bulletin/Barry vs. Historic District |
| 27. | CLEAR/Land Use Training/November 15 th - Register P. Birney |
| 28. | Smith/St. John the Evangelist Thrift Store – Need Special Permit |
| 29. | OPM/Plan of Conservation and Development |

REPORTS OF OFFICERS AND STAFF

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| 30. | Administrative Approvals | |
| | a. Change of Use/Good News Christian Church/Dudley Avenue | #308-08 |
| | b. Site Plan/Wall/Northrop Road | #227-08 |
| | c. Zoning Permit/Youghioghenny Communications/North Main Street | #803-08 |
| | d. Site Plan/Masonicare/South Turnpike Road | #224-08 |
| 31. | Zoning Violation Log | |
| 32. | ZBA Decisions/September 15, 2008 | |
| 33. | ZBA Agenda/October 20, 2008 | |
| 34. | Timetable – Wallingford Incentive Housing Zone | |
| 35. | Notes | |

MEETING ADJOURNED AT 10:35 p.m.