

AGENDA
Planning & Zoning Commission Meeting
Monday, November 10, 2014
7:00 p.m.

Call to Order
Roll Call
Pledge of Allegiance

Approval of Minutes – October 15, 2014 - October 25, 2014

PUBLIC HEARINGS - 7:00 P.M.

- | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------|---------|
| 1. | Zoning Regulation Amendment – Rental Housing Opportunity District/Ahearn | #503-14 |
| 2. | Zoning Map Change – R-18 to Rental Housing Opportunity District (RHOD)/Ahearn/
88 Woodhouse Avenue and 58 (aka 88) Woodhouse Avenue | #504-14 |
| 3. | Resubdivision (16 lots)/ATA Realty, Inc./195 Chimney Hill Road | #105-14 |
| 4. | Special Permit (Retail/Restaurant)/Infinity Route 5, LLC/1094 North Colony Road | #411-14 |
| 5. | Special Permit (Faculty Housing – Educational Institution)/Choate-Rosemary Hall/
Rosemary Lane | #412-14 |
| 6. | Special Permit (2 nd floor residential)/Silva/67 Center Street (NO ACTION) | #413-14 |
| 7. | Special Permit (additional residential units)/DeAntonio Const. Co. Inc/412 Main
Street (Yalesville) | #414-14 |
| 8. | Special Permit (public parking facility for park)/Town of Wallingford/
346 South Elm Street | #415-14 |
| 9. | Special Permit (fire house – storage facility and parking)/Town of Wallingford Fire
Department | #416-14 |

NEW BUSINESS

- | | | |
|-----|-----------------------------------------------------------------------------|---------|
| 10. | Site Plan (site modifications)/Rocha/682 South Colony Road (Dunkin' Donuts) | #247-14 |
|-----|-----------------------------------------------------------------------------|---------|

RECEIPT AND ACTION REQUESTED

- | | | |
|-----|--------------------------------------------------------------------------|---------|
| 11. | Site Plan (480 sq.ft. Accessory Apartment)/Aldrich/836 Clintonville Road | #253-14 |
|-----|--------------------------------------------------------------------------|---------|

OLD BUSINESS

- | | | |
|-----|--------------------------------------------------------------------------------------------------------|---------|
| 12. | Site Plan (addition – approved Auto Dealer/Repairer)/Wallingford Auto Park/
485 North Colony Street | #236-14 |
| 13. | Site Plan (37 Dwelling Units)/Ahearn/88 Woodhouse Avenue and
58 (aka 88) Woodhouse Avenue | #504-14 |
| 14. | Site Plan (728 sq.ft. Accessory Apartment)/Sinisgalli/26 Orlando Road | #244-14 |

SURVEY WAIVER REQUEST

- | | | |
|-----|-----------------------------|--|
| 15. | Risani/13 Broad Meadow Road | |
|-----|-----------------------------|--|

BOND RELEASES AND REDUCTIONS

- | | | |
|-----|-----------------------------------------------------|---------|
| 16. | Maplewood Construction/Preston Drive | #101-09 |
| 17. | Rainey/347 Highland Avenue | #227-11 |
| 18. | Greene-Woronick/239 Pond Hill Road | |
| 19. | Pustola Associates/800 South Colony Road | #216-09 |
| 20. | Connecticut Plastics Inc./1260-1268 Old Colony Road | #213-11 |

DISCUSSION

21. Transit Oriented Development Planning Grant Program

REPORTS OF OFFICERS AND STAFF

22. 2015 Planning & Zoning Commission Meeting Schedule
23. Administrative Approvals
- | | |
|------------------------------------------------------------------------|---------|
| a. Site Plan/Bristol Myers/5 Research Parkway | #246-14 |
| b. Site Plan Modification/Verna Properties/404 Main Street, Yalesville | #243-11 |
| c. Site Plan/G&J Auto Body/17 Pent Highway | #248-14 |
| d. Change of Use/Loughlin/221 North Main Street | #312-14 |
| e. Zoning Permit/Cellco d/b/a Verizon Wireless/Gaylord Farm Road | #806-14 |
| f. Site Plan/URS-Verizon/10 & 20 Alexander Drive | #249-14 |
| g. Site Plan/Workstage, LLC/108 Leigus Road | #250-14 |
24. ZBA Decisions of October 20, 2014
25. ZBA Legal Notice for November 17, 2014
26. Zoning Enforcement Log

“Individuals in need of auxiliary aids for effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five (5) days prior to meeting date.”