

**AGENDA**  
**Wallingford Planning & Zoning Commission Meeting**  
**Monday, March 14, 2016**  
**7:00 p.m.**

**Call to Order**  
**Pledge of Allegiance**  
**Roll Call**

**Approval of Minutes – January 11, 2016**

**PUBLIC HEARINGS**

- |    |   |         |
|----|---|---------|
| 1. | Zoning Text Amendment (Sec. 4.2.E.3)/Paradise Hills Vineyard/Farm Wineries<br>(NO ACTION REQUESTED) | #507-15 |
| 2. | Special Permit (Open Space Modification)/Bennett/70 Harrison Road                                   | #401-16 |
| 3. | Zoning Map Change/(RM-40 to RU-40)/Bennett/70 Harrison Road   | #506-15 |
| 4. | Resubdivision (1 new lot)/Bennett/104 Harrison Road   | #101-15 |
| 5. | Resubdivision (7 lots)/TWLC, LLC/530 Church Street, Yalesville<br>(NO ACTION REQUESTED)             | #101-16 |
| 6. | Zoning Text Amendment/DiNatale/CA-6 Zone  | #501-16 |
| 7. | Special Permit (Location of Use)/Continental Garage/748 North Colony Road                           | #402-16 |

**NEW BUSINESS**

- |     |  |         |
|-----|--|---------|
| 8.  | Site Plan (Accessory Apartment)/Seebald/64 Apple Tree Lane   | #201-16 |
| 9.  | Site Plan (Accessory Apartment)/Sunwood Development/8 Royal Oak Lane   | #202-16 |
| 10. | Site Plan (Accessory Apartment)/Sunwood Development/5 Royal Oak Lane   | #203-16 |
| 11. | Site Plan (Accessory Apartment)/DeVit/1025 North Main Street Extension   | #206-16 |
| 12. | Site Plan/5 Northfield, LLC (True Blue)/3&5 Northfield Road  | #207-16 |
| 13. | Site Plan (parking lots)/Town of Wallingford/South Elm Street a.k.a. 80 Wharton<br>Brook Drive (Pat Wall Memorial Field) | #208-16 |
| 14. | Site Plan (Agricultural Use)/Airport Growers (Casertano)/Hanover Street<br>(Meriden-Markham Airport)                     | #205-16 |

**OLD BUSINESS**

- |     |   |         |
|-----|---|---------|
| 15. | Site Plan Modification (approved Special Permit Use)/Cariati/70 North Plains Ind. Rd. | #241-15 |
|-----|---|---------|

**SURVEY WAIVER REQUEST**

- |     |                                   |
|-----|-----------------------------------|
| 16. | R. Maguder/327 North Elm Street   |
| 17. | R. Witzmann/158 Chimney Hill Road |

**DISCUSSION/SCHEDULING OF PUBLIC HEARING**

- |     |   |
|-----|---|
| 17. | Bee Keeping/Smith   |
| 18. | Update to Wallingford Plan of Conservation and Development – Status Update            |
| 19. | Transit-Oriented Development Plan – Status Update                                     |
| 20. | Planning and Zoning Department Staffing   |
| 21. | Zoning Text Amendment regarding reasonable accommodation for people with disabilities |

**EXTENSION REQUEST**

- |     |   |         |
|-----|---|---------|
| 22. | Special Permit/Mesite Family Limited Partnership/1033 North Colony Road | #412-09 |
|-----|---|---------|

**BOND RELEASES AND REDUCTIONS**

- |     |   |         |
|-----|---|---------|
| 23. | Subdivision/Docker Drive Development/Docker Drive (Knollwood Place) | #103-08 |
| 24. | Special Permit/Toll Bros./803 North Farms Road                      | #413-10 |

**REPORTS OF OFFICERS AND STAFF**

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|-----|---------------|
| 25. | Annual Report |
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**REPORTS OF OFFICERS AND STAFF (cont.)**

- |     |  |         |
|-----|--|---------|
| 26. | Administrative Approvals                                   |         |
|     | a. Change of Use/CT Pharmacy Direct/10 Fairfield Boulevard | #301-16 |
|     | b. Change of Use/A. Brackett/65 South Colony Street        | #302-16 |
| 27. | Environmental Land Use Restriction/475 Main Street         |         |
| 28. | ZBA Decisions of January 19, 2016 and February 16, 2016    |         |
| 29. | ZBA Legal Notice for March 21, 2016                        |         |
| 30. | 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.**