

AGENDA
Planning & Zoning Commission Meeting
Monday, September 8, 2014
7:00 p.m.

Call to Order
Roll Call
Pledge of Allegiance

Approval of Minutes – August 11, 2014

PUBLIC HEARINGS - 7:00 P.M.

1. Zoning Regulation Amendment – Incentive Housing Zone/Wallingford Planning and Zoning Commission #904-14
2. Zoning Map Change – Incentive Housing Zone/Wallingford Planning and Zoning Commission/4, 16, 18, 32, and 38 Center Street; 13 Church Street; 3, 31, 33, 43, 120 Hall Avenue; 38, 44, 48, 52, and 56 Meadow Street; 33, 63, 95, and 105 North Cherry Street; 28, 35, 41, 45, 57, 65, 79, 85, and 99 North Colony Street; 26, 51, 68, 70, 71, 73, 87, 89, and 92 Quinnipiac Street; and 1 South Colony Street #905-14

NEW BUSINESS

3. Subdivision (3 lots)/Bevan/45 Martin Avenue and 44 Simpson Avenue #102-14
4. Site Plan (parking lot expansion)/Warren/386 and 390 Main Street (Yalesville Funeral Home) #234-14
5. Site Plan (parking lot improvements)/Times Microwave Systems/358 Hall Avenue #235-14
6. Site Plan (geriatric healthcare facility – parking for office space)/Masonicare/22 Masonic Avenue #409-14
7. Site Plan (addition – approved Auto Dealer/Repairer)/Wallingford Auto Park/485 North Colony Street #236-14

SURVEY WAIVER REQUEST

8. Survey Waiver Request/Wall's Farm, LLC/963-965 Northrop Road

DISCUSSION

9. Customary Home Occupations/A. Johnson
10. POCD Update

BOND RELEASES AND REDUCTIONS

11. Maplewood Construction/Preston Drive #101-09
12. Pustola Associates/South Colony Road #216-10
13. Toll Bros./North Farms Road #413-10
14. C. Blue/1378 Scard Road

8-24 REFERRAL

15. Town Council/Sale of Property Adjacent to 59 & 65 North Plains Highway

REPORTS OF OFFICERS AND STAFF

16. Administrative Approvals
 - a. Site Plan Modification/Infra-Metals Co./8 Pent Highway #232-14
 - b. Site Plan Modification/Benham/41 South Main Street #233-14
 - c. Change of Use/Hogan/361 North Colony Street #309-14
17. ZBA Decisions of August 18, 2014

REPORTS OF OFFICERS AND STAFF (cont.)

18. ZBA Legal Notice for September 15, 2014
19. 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.”