

**AGENDA**  
**Planning & Zoning Commission Meeting**  
**Monday, September 10, 2012**  
**7:00 p.m.**

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

**Approval of Minutes** – June 11, 2012 and July 9, 2012

**PUBLIC HEARINGS**

**7:00 p.m.**

1. Special Permit (Location of Use)/WGP, LLC/226 North Plains Ind. Rd., Units #1-3 #404-12

**7:15 p.m.**

2. Re-Subdivision (2 lots)/Greene-Woronick/11 Kondracki Lane #101-12

**7:30 p.m.**

3. Special Permit (Headmaster's House)/Choate Rosemary Hall/Christian Street #405-12

**7:45 p.m.**

4. Zoning Regulation Amendment (Emergency Vehicle Access)/Wallingford Fire Marshal #501-12

**NEW BUSINESS/RECEIPT AND ACTION REQUESTED**

5. Site Plan (Winery Building Expansion)/Gouveia Vineyards, LLC/1339 Whirlwind Hill Road #218-12
6. Site Plan (Building Addition)/Pyramid Construction (APS Technology)/7 Laser Lane #219-12
7. Site Plan (Parking Lot)/Papa/3 Fairfield Boulevard #220-12
8. Subdivision (4 lots)/Cappiello/1086 Clintonville Road #102-12
9. Site Plan (Parking and minor addition)/Hylwa (BYK)/South Cherry Street #221-12
10. Site Plan (Building Addition)/Hylwa(Nucor)/35 Toelles Road #222-12
11. Site Plan (Additional Parking)/Lasar (Benhaven)/125 North Plains Ind. Rd. #223-12
12. Site Plan (Improvements)/TLB Architecture (Bristol-Myers Squibb)/5 Research Parkway #224-12

**BOND RELEASES AND REDUCTIONS**

13. Toll Brothers/803 North Farms Road #413-10
14. Sala/21 Wisk-Key Wind Road
15. Napolitano/45 and 49 Duncan Street
16. Greene-Woronick Builders, LLC/Highland Avenue #102-10
17. Greene-Woronick Builders/Center Street #101-10
18. Russo/12 Cooke Road

**EXTENSIONS REQUESTED**

19. Subdivision/Orsini/Northrop Road #102-02

**DISCUSSION**

20. Administrative Approval Procedure: time frame, general, downtown
21. IHZ workshop with the Town Council

**REPORTS OF OFFICERS AND STAFF**

- 12. Administrative Approvals
  - a. Change of Use (dental clinic)/Ijaz/1241 South Broad Street #314-12
  - b. Site Plan (outside dining)/Perez (Plaza Asteca)/1088 North Colony Road #217-12
  - c. Change of Use (restaurant)/LaBonia (Knuckleheads)/80 Center Street #315-12
  - d. Change of Use (fitness/dance studio)/221 South Colony, LLC/221 South Colony Street #316-12
- 13. July 16, 2012 and August 20, 2010 ZBA Results
- 14. September 17, 2012 ZBA Legal Notice
- 15. Zoning Violation 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.”**