

**APPROVAL OF MINUTES:**

- 3 Approval of Minutes – June 11, 2012 and July 9, 2012 – NO ACTION TAKEN

**PUBLIC HEARING:**

- 3 1. Special Permit (Location of Use)/WGP, LLC/226 North Plains Ind. Rd., Units #1-3 #404-12 - APPROVED  
4 2. Re-Subdivision (2 lots)/Greene-Woronick/11 Kondracki Lane #101-12 - APPROVED  
5 3. Special Permit (Headmaster's House)/Choate Rosemary Hall/Christian Street #405-12 – APPROVED  
3 4. Zoning Regulation Amendment (Emergency Vehicle Access)/Wallingford Fire Marshal 501-12 – NO ACTION TAKEN

**NEW BUSINESS/RECEIPT AND ACTION REQUESTED:**

- 3 5. Site Plan (Winery Building Expansion)/Gouveia Vineyards, LLC/1339 Whirlwind Hill Road #218-12 – NO ACTION TAKEN  
7 6. Site Plan (Building Addition)/Pyramid Construction (APS Technology)/7 Laser Lane #219-12 - APPROVED  
7 7. Site Plan (Parking Lot)/Papa/3 Fairfield Boulevard #220-12 - APPROVED  
3 8. Subdivision (4 lots)/Cappiello/1086 Clintonville Road #102-12 – NO ACTION TAKEN  
8 9. Site Plan (Parking and minor addition)/Hylwa (BYK)/South Cherry Street #221-12 - APPROVED  
9 10. Site Plan (Building Addition)/Hylwa (Nucor)/35 Toelles Road #222-12 - APPROVED  
10 11. Site Plan (Addition Parking)/Lasar (Benhaven)/125 North Plains Ind. Rd. #223-12 - APPROVED  
10 12. Site Plan (Improvements)/TLB Architecture (Bristol-Myers Squibb)/5 Research Parkway #224-12 - APPROVED

**BOND RELEASES AND REDUCTIONS:**

- 11 13. Toll Brothers/803 North Farms Road #413-10 – REDUCED TO \$154,720.00  
11 14. Sala/21 Wisk-Key Wind Road - NO ACTION  
11 15. Napolitano/45 and 49 Duncan Street - RELEASED  
11 16. Greene-Woronick Builders, LLC/Highland Avenue #102-10 – NO ACTION  
12 17. Greene-Woronick Builders/Center Street #101-10 – NO ACTION  
12 18. Russo/12 Cooke Road – NO ACTION

**EXTENSIONS REQUESTED:**

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

**DISCUSSION:**

- 13 20. Administrative Approval Procedure: time frame, general, downtown – TO BE DISCUSSED IN OCTOBER  
13 21. IHZ workshop with the Town Council – TO BE DETERMINED

**REPORTS OF OFFICERS AND STAFF:**

- 13 22. Administrative Approvals – APPROVED AS NOTED  
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 23. July 16, 2012 and August 20, 2012 ZBA Results - RECEIVED

13 24. September 17, 2012 ZBA Legal Notice - RECEIVED

13 25. Zoning Violation Log - RECEIVED

**PLANNING AND ZONING COMMISSION**  
**Town of Wallingford**  
**Regular Meeting**  
**Monday, September 10, 2012**

The Regular Meeting of the Wallingford Planning and Zoning Commission was held on Monday, September 10, 2012, at 7:00 p.m. in Council Chambers of the Town Hall Municipal Building, 45 South Main Street, Wallingford, Connecticut.

In attendance were Commissioners: Mr. James Seichter (Chairman), Mr. J.P. Venoit (Secretary), Mr. Armand Menard (alternate), Ms. Marci Baxter (arrived while meeting was in progress), Mr. Rocco Matarazzo (alternate)

Absent: Mr. Patrick Birney (Vice Chairman), Ms. Stacey Voss (alternate), Mr. Jim Fitzsimmons

The Town staff persons attending were: Kacie Costello, Acting Town Planner and Recording Secretary Sonja Vining.

Chairman Seichter called the meeting to order at approximately 7:13 p.m. The Pledge of Allegiance was given to the Flag. Chairman Seichter introduced the Commissioners and the Town staff persons to the audience.

**APPROVAL OF MINUTES:**

**June 11, 2012 and July 9, 2012**

No action taken.

Chairman Seichter announced that the following items would not be heard at this meeting:

- 4. Zoning Regulation Amendment (Emergency Vehicle Access)/Wallingford Fire Marshal 501-12 (Att. 4A)**
- 5. Site Plan (Winery Building Expansion)/Gouveia Vineyards,LLC/1339 Whirlwind Hill Road #218-12 (Att. 5A-5E)**
- 8. Subdivision (4 lots)/Cappiello/1086 Clintonville Road #102-12 (Att. 8A-8E)**

**PUBLIC HEARING:**

**7:00 p.m.**

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

Mr. Venoit, Secretary, read the Legal Notice and acknowledged the correspondence received for the record from: Department of Engineering to Kacie Costello, Acting Town Planner dated August 30, 2012; Kacie Costello, Acting Town Planner to Douglas Ross dated August 30, 2012 (Att. 1A); Vincent Mascia, Senior Engineer W&S to Kacie Costello, Acting Town Planner dated September 4, 2012 (Att. 1B); Carmen Rao, Fire Marshal dated August 20, 2012 (Att. 1C); Doug Ross, WGP to Kacie Costello, Acting Town Planner dated September 4, 2012 (Att. 1D).

Presenting the application was Doug Ross, WGP, LLC.

Mr. Ross stated that his company fabricates and builds kit cars. They assemble and work on engines for such cars. They do not do general repairs. They only work on four or five different models of vehicles. Everything is done by appointment. They do not plan on selling vehicles on site. Some parking on the site was redistributed to comply with the regulations. There will be five parking spaces per bay of work space plus three for office staff. There is an additional eight parking spaces for a second unit in the building in case he expands in the future. The expansion would be to either Unit 1 or Unit 3.

Mr. Ross indicated that he is open mostly by appointment only but the standard hours that they would be available would be from approximately noon to 8 p.m. Monday through Friday and Saturday mornings from 9 a.m. to 1 p.m.

Mr. Ross stated that there will be no vehicles displayed for sale on the property. He does not plan on storing any vehicles outside due to the value of the vehicles. Ms. Costello suggested that the application be conditioned on one or two vehicles allowed to be displayed for sale and no outside storage of vehicles.

Ms. Costello recommended that there be a condition of approval that it be Unit 2 and Unit 1 or Unit 3 not both.

No one from the public spoke in favor of or opposed to the application.

**MR. MATARAZZO: MOTION TO CLOSE THE PUBLIC HEARING.**

**THE MOTION WAS SECONDED BY MR. MENARD AND PASSED UNANIMOUSLY.**

**MR. MENARD: MOTION TO APPROVE A SPECIAL PERMIT (LOCATION OF USE) FOR ROSS ON BEHALF OF WGP, LLC FOR AN AUTOMOBILE DEALER'S AND REPAIRER'S LICENSE AT 2226 NORTH PLAINS INDUSTRIAL ROAD, AS SHOWN ON PLANS ENTITLED "IMPROVEMENT LOCATION SURVEY, PROPOSED SITE DEVELOPMENT PLAN, LAND N/F POLISH NATIONAL ALLIANCE, 225 NORTH PLAINS INDUSTRIAL ROAD, WALLINGFORD, CONNECTICUT," REVISED TO NOVEMBER 1, 2003, AND ATTACHED UNIT DESIGNATION PLAN, SUBJECT TO:**

- 1. WATER AND SEWER COMMENTS DATED SEPTEMBER 4, 2012.**
- 2. UNIT 2 AND UNIT 1 OR UNIT 3 BUT NOT BOTH.**
- 3. NO OUTSIDE STORAGE OF VEHICLES.**
- 4. NO VEHICLES DISPLAYED OUTSIDE FOR SALE.**

**THE MOTION WAS SECONDED BY MR. VENOIT AND PASSED UNANIMOUSLY.**

**7:15 p.m.**

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

Mr. Venoit, Secretary, read the Legal Notice and acknowledged the correspondence received for the record from: Department of Engineering to Kacie Costello, Acting Town Planner dated August 30, 2012; Erin O'Hare, Environmental Planner dated August 15, 2012 (Att. 2A); Carmen Rao, Fire Marshal dated August 20, 2012 (Att. 2B); Kacie Costello, Acting Town Planner to Greene-Woronick Builders

dated August 30, 2012 (Att. 2C); Vincent Mascia, Senior Engineer W&S to Kacie Costello, Acting Town Planner dated September 4, 2012 (Att. 2D);

Presenting the application was Land Surveyor Rosalind Page and the Applicant Dave Woronick, Green-Woronick.

Ms. Page reviewed the site plan. The parcel is approximately 3.9 acres. There is one house currently on the property. They are proposing to re-subdivide the property back into two lots. One lot would have the existing house and the other would have a new house built on it. Both lots would be approximately one acre. There are wetlands on the lots which are associated with a brook in the rear of the parcels. The calculations indicate that there is sufficient land to comply with the zoning regulations for non-wetland areas for R-18 zones.

The plan has been reviewed by the Town and the Applicant has no issue with adding the comments from the Environmental Planner. Ms. Page believes that all other issues have been addressed.

Speaking from the public was:

John Poulard, 7 Kondracki Lane, asked to quickly look at the plan submitted.

After looking at the plan he had no comments.

**MR. MATARAZZO: MOTION TO CLOSE THE PUBLIC HEARING.**

**THE MOTION WAS SECONDED BY MR. VENOIT AND PASSED UNANIMOUSLY.**

**MR. VENOIT: MOTION TO APPROVE A 2-LOT RE-SUBDIVISION FOR GREENE-WORONICK AT 11 KONDRACKI LANE, AS SHOWN ON PLANS ENTITLED "RESUBDIVISION, SUBDIVISION PLOT PLAN, LAND OF DEBORAH KONDRACKI, #11 KONDRACKI LANE, WALLINGFORD, CONNECTICUT", DATED JULY 20, 2012, SUBJECT TO:**

- 1. \$500 S&E BOND**
- 2. ENVIRONMENTAL PLANNER'S COMMENTS DATED AUGUST 8, 2012.**
- 3. COMMENTS FROM THE WATER & SEWER DIVISION DATED SEPTEMBER 4, 2012**

**THE MOTION WAS SECONDED BY MR. MENARD AND PASSED UNANIMOUSLY.**

**7:30 p.m.**

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

Mr. Venoit, Secretary, read the Legal Notice and acknowledged the correspondence received for the record from: Department of Engineering to Kacie Costello, Acting Town Planner dated August 30, 2012; Carmen Rao, Fire Marshal dated August 23, 2012 (Att. 3A); Kacie Costello, Acting Town Planner to Dave Terrell, Choate dated August 30, 2012 (Att. 3B); Erin O'Hare, Environmental Planner dated August 21, 2012 (Att. 3C); Vincent Mascia, Senior Engineer W&S to Kacie Costello, Acting Town Planner dated September 7, 2012 (Att. 3D); Benjamin Wheeler, RLA to Kacie Costello, Acting Town Planner (Att. 3E).

Presenting the application was Dave Terrell, Choate, Ben Wheeler, Design Professionals, Tim Eagles, EDM Arch.

Mr. Terrell indicated that they are proposing to build a new headmaster's house.

Mr. Wheeler reviewed the site plan. The new house is proposed at the end of Rosemary Lane in the approximate location of an existing parking lot. The house would have a motor court attached to provide parking for guests as well as a pull off area. The existing path that goes to the parking area would be relocated to the east. In regard to the comments from the Water & Sewer Division, Mr. Wheeler indicated that the house could be relocated slightly to satisfy its concerns.

Mr. Eagle reviewed the architectural drawings of the house. The proposed house would be in keeping with the character of the neighborhood. The house would be approximately 6,700 sq.ft.

Ms. Costello suggested that any condition of approval include the comments from the Water & Sewer Division.

Mr. Wheeler indicated that the grading in the center of the proposed driveway loop has been adjusted in an attempt to save the large tree in that area.

No one from the public spoke in favor of or opposed to the application.

**MR. MATARAZO: MOTION TO CLOSE THE PUBLIC HEARING.**

**THE MOTION WAS SECONDED BY MR. VENOIT AND PASSED UNANIMOUSLY.**

**MR. VENOIT: MOTION TO APPROVE A SPECIAL PERMIT FOR CHOATE ROSEMARY HALL FOR CONSTRUCTION OF A NEW HEADMASTER'S HOUSE ON ROSEMARY LANE AT THE CHOATE CAMPUS, AS SHOWN ON PLANS ENTITLED "HEADMASTER HOUSE, CHOATE ROSEMARY HALL, ROSEMARY LANE, WALLINGFORD, CONNECTICUT," REVISED TO 08-09-12, SUBJECT TO:**

- 1. THE HOUSE IS TO BE RELOCATED 10 FEET TO THE SOUTHWEST OF THE ORIGINAL PROPOSED LOCATION. THE FINAL LOCATION IS TO BE REVIEWED AND APPROVED BY THE WATER & SEWER DIVISION AND THE PLANNING & ZONING DEPARTMENT.**
- 2. WATER & SEWER COMMENTS DATED SEPTEMBER 7, 2012.**
- 3. COMMENTS FROM THE ENVIRONMENTAL PLANNER DATED SEPTEMBER 10, 2012.**
- 4. COMMENTS FROM THE FIRE MARSHAL DATED AUGUST 23, 2012.**

**THE MOTION WAS SECONDED BY MR. MENARD AND PASSED UNANIMOUSLY.**

**NEW BUSINESS/RECEIPT AND ACTION REQUESTED:**

**6. Site Plan (Building Addition)/Pyramid Construction (APS Technology)/7 Laser Lane #219-12**

Mr. Venoit, Secretary, acknowledged the correspondence received for the record from: Department of Engineering to Kacie Costello, Acting Town Planner dated August 30, 2012; Kacie Costello, Acting Town Planner to Pyramid Construction Group, LLC dated September 5, 2012 (Att. 6A); Vincent Mascia, Senior Engineer W&S to Kacie Costello, Assistant Town Planner dated August 31, 2012 (Att. 6B); Erin O'Hare, Environmental Planner dated August 21, 2012 (Att. 6C); Carmen Rao, Fire Marshal dated August 21, 2012 (Att. 6D); Erin O'Hare, Environmental Planner to Kacie Costello, Acting Town Planner dated September 6, 2012 (Att. 6E); Carmen Rao, Fire Marshal dated September 6, 2012 (Att. 6F).

Presenting the application was Chris Juliano, Juliano Assoc., representing Pyramid Construction.

Mr. Juliano stated that this is a light industrial use which is growing. They are proposing to construct a 20,000 sq.ft. addition on the southern end of the building where there is currently a parking lot. A new parking lot would be constructed to the south of the proposed addition. There are 194 parking spaces on the proposed plan. Mr. Juliano would provide Ms. Costello with an open space plan to show what is existing on the site and what is proposed.

No one from the public spoke in favor of or opposed to the application.

**MR. VENOIT:            MOTION TO APPROVE A SITE PLAN FOR PYRAMID CONSTRUCTION GROUP, LLC TO CONSTRUCT A 20,306 SQ.FT. BUILDING ADDITION AT 7 LASER LANE, AS SHOWN ON PLANS ENTITLED "EXISTING BUILDING LOCATION SURVEY, APS TECHNOLOGY, LAND OF WALLINGFORD WAREHOUSE LLC, #7 LASER LANE, WALLINGFORD, CONNECTICUT," DATED 7/16/12, SUBJECT TO:**

- 1. SEDIMENTATION AND EROSION BOND IN THE AMOUNT OF \$3,000.**
- 2. COMMENTS FROM WATER & SEWER DIVISION DATED AUGUST 31, 2012.**
- 3. COMMENTS FROM THE ENVIRONMENTAL PLANNER DATED SEPTEMBER 6, 2012.**
- 4. VARIFICATION FROM THE ENGINEERING DEPARTMENT THAT AN OSTA PERMIT IS NOT REQUIRED.**

**THE MOTION WAS SECONDED BY MR. MATARAZZO AND PASSED UNANIMOUSLY.**

**7. Site Plan (Parking Lot)/Papa/3 Fairfield Boulevard #220-12**

Mr. Venoit, Secretary, read the Legal Notice and acknowledged the correspondence received for the record from: Department of Engineering to Kacie Costello, Acting Town Planner dated August 30, 2012; Carmen Rao, Fire Marshal dated August 17, 2012 (Att. 7A); Kacie Costello, Assistant Town Planner to Mark Papa dated August 31, 2012 (Att. 7B); Vincent Mascia, Senior Engineer W&S to Kacie

Costello, Acting Town Planner dated September 4, 2012 (Att. 7C); Erin O'Hare, Environmental Planner to Kacie Costello, Acting Town Planner dated September 5, 2012 (Att. 7D).

Presenting the application was Mark Papa, Applicant and Engineer George Cotter.

Mr. Papa stated that what is proposed is a 100 space parking lot. He reviewed the plan. Mr. Papa stated that the property owner is going to land lease these parking spaces to Community Health Care Network of CT which is located at 11 Fairfield Boulevard. This parking lot will consolidate the employee parking for Community Health and be safer and more efficient for the employees.

Mr. Papa explained that he is in the process of working with the OSTA to get a determination as to whether this needs to be recertified or not. He expects to have the determination very soon. Mr. Papa indicated that as a condition of approval he would provide to Ms. Costello the determination from the OSTA.

Mr. Papa indicated that he would like to build 100 parking spaces. If OSTA comes back to him and says they need more information before the parking lot would be permitted Mr. Papa would like to have the option to lessen the number of parking spaces to be under the threshold for requiring a review from the OSTA. Given these circumstances Mr. Papa stated to the Commission that he would like to be approved for any spaces less than 100 that the OSTA does not regulate as part of this application.

Mr. Papa indicated that there will be a sidewalk installed from the building to the parking lot.

Ms. Costello recommended that a \$2,000 S&E bond be required.

No one from the public spoke in favor of or opposed to the application.

**MR. VENOIT:            MOTION TO APPROVE A SITE PLAN FOR PAPA TO CONSTRUCT A PARKING LOT AT 3 FAIRFIELD BOULEVARD, AS SHOWN ON PLANS ENTITLED "3 FAIRFIELD BOULEVARD, PARKING LOT CONSTRUCTION PROJECT, CENTRACT BUSINESS PARK, 3 FAIRFIELD BOULEVARD, WALLINGFORD, CONNECICUT", DATED JULY 30, 2012, SUBJECT TO:**

- 1. A \$2,000 S&E BOND BE PROVIDED.**
- 2. COMMENTS FROM ERIN O'HARE, ENVIRONMENTAL PLANNER DATED SEPTEMBER 5, 2012.**
- 3. REVISED PLAN SHOWING THE SIDEWALK CONNECTION.**
- 4. COMMENT #4 FROM KACIE COSTELLO DATED AUGUST 31, 2012.**

**THE MOTION WAS SECONDED BY MR. MENARD AND PASSED UNANIMOUSLY.**

**9. Site Plan (Parking and minor addition)/Hylwa (BYK)/South Cherry Street #221-12**

Mr. Venoit, Secretary, acknowledge correspondence received for the record from: Department of Engineering to Kacie Costello, Acting Town Planner dated August 30, 2012; Carmen Rao, Fire Marshal dated August 17, 2012 (Att. 9A); Kacie Costello, Acting Town Planner to Hylwa, Inc. dated August 31,



2012 (Att. 9B); Vincent Mascia, Senior Engineer W&S to Kacie Costello, Acting Town Planner dated September 7, 2012 (Att. 9C).

Presenting the application was Robert Burns, Freeman Companies, Architect John Martin, Ken Hylwa the Applicant.

Mr. Burns stated that what is being proposed is a renovation and addition to the existing building. The existing building is approximately 31,000 sq.ft. The addition would be 450 sq.ft. and would be a lobby and main entrance. The interior of the building would be reconstructed. Sidewalks and landscaping would be added. There will be a new fire service that will come into the building on the north side of the building. Mr. Burns has provided a site plan showing 91 parking spaces along with a parking calculation.

Ms. Costello stated that all of her concerns regarding parking have been addressed.

No one from the public spoke in favor of or opposed to the application.

**MR. VENOIT:           MOTION TO APPROVE A SITE PLAN FOR HYLWA, INC. TO RE-CONSTRUCT A PORTION OF THE BUILDING AND ADD A VESTIBULE AND LOBBY AREA AT BYK ON SOUTH CHERRY STREET (PROPERTY IDENTIFIED AS 109 DUDLEY AVENUE), AS SHOWN ON PLANS ENTITLED “TP LAB PROJECT, BYK CHEMIE – USA, INC., SITE PLAN APPROVAL, WALLINGFORD, CT”, DATED AUGUST 3, 2012, UPDATED TO JULY 3, 2012, SUBJECT TO:**

- 1. REVISED PARKING CALCULATIONS WITH PROVISIONS FOR ADDITIONAL PARKING SPACES AS NECESSARY.**
- 2. WATER & SEWER COMMENTS DATED SEPTEMBER 7, 2012.**

**THE MOTION WAS SECONDED BY MR. MENARD AND PASSED UNANIMOUSLY.**

**10. Site Plan (Building Addition)/Hylwa (Nucor)/35 Toelles Road #222-12**

Mr. Venoit, Secretary, acknowledged the correspondence received for the record from: Department of Engineering to Kacie Costello, Acting Town Planner dated August 30, 2012; Kacie Costello, Acting Town Planner to Kenneth Hylwa dated August 31, 2012 (Att. 10A); Carmen Rao, Fire Marshal dated August 17, 2012 (Att. 10B); Erin O’Hare, Environmental Planner dated August 15, 2012 (Att. 10C); Department of Health dated August 15, 2012 (Att. 10D); Vincent Mascia, Senior Engineer W&S to Kacie Costello, Acting Town Planner dated September 7, 2012 (Att. 10E).

Presenting the application was Robert Burns, Freeman Companies, Architect George McGuldrick, and Ken Hylwa, the Applicant.

Mr. Burns stated that this application is for a building expansion to the existing building. The expansion would be on the northeast corner of the building and would be 18,400 sq.ft. The area where the expansion is currently paved area. They will relocate the water service and a hydrant.

Mr. Hylwa stated that the area where the addition is proposed is currently paved area used for finished product ready to ship. He pointed out on the plan the east side of the building where that finish product would be relocated to once the addition is built.

No one from the public spoke in favor of or opposed to the application.

**MR. VENOIT: MOTION TO APPROVE A SITE PLAN FOR HYLWA INCORPORATED FOR NUCOR STEEL, TO CONSTRUCT AN 18,400 SQ.FT. INDUSTRIAL BUILDING ADDITION, AT 35 TOELLES ROAD, AS SHOWN ON PLANS ENTITLED "PROPOSED BUILDING IMPROVEMENTS, TOWN OF WALLINGFORD, PLANNING AND ZONING COMMISSION APPLICATION, NUCOR STEEL CONNECTICUT, INC., 35 TOELLES ROAD, WALLINGFORD, CONNECTICUT", DATED AUGUST 10, 2012, SUBJECT TO:**

- 1. WATER & SEWER COMMENTS DATED SEPTEMBER 7, 2012.**
- 2. A \$20,000 BOND AS REQUIRED BY THE WATER & SEWER DIVISION.**

**THE MOTION WAS SECONDED BY MR. MENARD AND PASSED UNANIMOUSLY.**

**11. Site Plan (Additional Parking)/Lasar (Benhaven)/125 North Plains Ind. Rd. #223-12**

Mr. Venoit, Secretary, acknowledged the correspondence received for the record from: Department of Engineering to Kacie Costello, Acting Town Planner dated August 30, 2012; Kacie Costello, Acting Town Planner to Stephen Lasar dated August 31, 2012 (Att. 11A); Erin O'Hare, Environmental Planner dated August 29, 2012 (Att. 11B); Vincent Mascia, Senior Engineer W&S to Kacie Costello, Acting Town Planner dated September 4, 2012 (Att. 11C); Carmen Rao, Fire Marshal dated August 21, 2012 (Att. 11D).

Presenting the application was Architect Steven Lasar and Larry Wood, Benhaven.

Mr. Lasar stated that they are seeking approval for 13 parking spaces in the front of the building. They are proposing a strip of driveway and parking area against the front of the building. The parking will connect one side of the building to the other.

No one from the public spoke in favor of or opposed to the application.

**MR. VENOIT: MOTION TO APPROVE A SITE PLAN FOR LASAR ON BEHALF OF BENHAVEN TO CONSTRUCT ADDITIONAL PARKING TO THE FRONT OF THE BUILDING AT 125 NORTH PLAINS INDUSTRIAL ROAD, AS SHOWN ON PLANS ENTITLED "BEN HAVEN LEARING CNETER, BENHAVEN, INC. (OWNER), 125 NORTH PLAINS INDUSTRIAL ROAD, WALLINGFORD, CT", DATED JUNE 8, 2012, REVISED TO AUGUST 9, 2012, SUBJECT TO:**

- 1. A \$1,500 S&E BOND.**
- 2. PROVIDE LANDSCAPING IN THE FRONT AREA IN ACCORDANCE WITH SECTION 6.14.C OF THE WALLINGFORD ZONING REGULATIONS.**

**3. APPROPRIATE SIGNAGE ON SITE.**

**THE MOTION WAS SECONDED BY MR. MENARD AND PASSED UNANIMOUSLY.**

**12. Site Plan (Improvements)/TLB Architecture (Bristol-Myers Squibb)/5 Research Parkway #224-12**

Mr. Venoit, Secretary, acknowledged the correspondence received for the record from: Department of Engineering to Kacie Costello, Acting Town Planner dated August 30, 2012; Carmen Rao, Fire Marshal dated August 21, 2012 (Att. 12A); Kacie Costello, Acting Town Planner to Michael Fortuna, AIA dated September 4, 2012 (Att. 12B); Vincent Mascia, Senior Engineer W&S to Kacie Costello, Acting Town Planner dated September 4, 2012 (Att. 12C).

Presenting the application was Michael Diker, BMS.

Mr. Diker handed out a packet of materials dated September 10, 2012. BMS is requesting permission to add some sidewalks to the facility. They would like to add sidewalks to two specific areas as reviewed on the plans. There currently are no sidewalks along a driveway connecting employee parking to the café area. The length of the sidewalk in that area would be approximately 400 lf. There would be pedestrian crossings installed at two locations. The new portion of sidewalk would connect to the existing sidewalk that wraps along the front of the building. The other proposed section of sidewalk would extend from Research Parkway to the front of the property and connect to an existing sidewalk. The length of that proposed section is approximately 350 lf. The sidewalks would be 6 feet wide.

No one from the public spoke in favor of or opposed to the application.

**MR. VENOIT: MOTION TO APPROVE A SITE PLAN FOR TLB ARCHITECTURE, LLC ON BEHALF OF BRISTOL-MYERS SQUIBB FOR SITE IMPROVEMENTS AT 5 RESEARCH PARKWAY, AS SHOWN ON PLANS ENTITLED "CAMPUS WIDE SITE SAFETY IMPROVMENTS, BRISTOL MYERS SQUIBB, WALLINGFORD, CT", DATED AUGUST 17, 2012, SUBJECT TO:**

- 1. WATER & SEWER COMMENTS DATED SEPTEMBER 4, 2012.**

**THE MOTION WAS SECONDED BY MS. BAXTER AND PASSED UNANIMOUSLY.**

**BOND RELEASES AND REDUCTIONS:**

**13. Toll Brothers/803 North Farms Road #413-10 (Att. 13)**

Ms. Costello recommended that the bond be released to \$154,720.00

**14. Sala/21 Wisk-Key Wind Road**

Ms. Costello recommended that no action be taken.

**15. Napolitano/45 and 49 Duncan Street (Att. 15)**

Ms. Costello recommended that the bond be released.

**16. Greene-Woronick Builders, LLC/Highland Avenue #102-10**

Ms. Costello recommended that no action be taken.

**17. Greene-Woronick Builders/Center Street #101-10**

Ms. Costello recommended that no action be taken.

**18. Russo/12 Cooke Road**

Ms. Costello recommended that no action be taken.

**MR. VENOIT: MOTION THAT TOLL BROTHERS/803 NORTH FARMS ROAD #413-10 BOND BE REDUCED TO \$154,720.00 AND THAT THE BOND FOR NAPOLITANO/45 AND 49 DUNCAN STREET BE RELEASED.**

**THE MOTION WAS SECONDED BY MR. MENARD AND PASSED UNANIMOUSLY.**

Ms. Costello notified the Commission that her office received a survey waiver request that did not get put on the agenda. The Commission has the ability to add that item to the agenda if it feels appropriate.

**EXTENSIONS REQUESTED:**

**19. Subdivision/Orsini/Northrop Road #102-02 (Att. 19A – 19D)**

Present was Attorney Joan Molloy.

Attorney Molloy stated for the record that Mr. Gouveia Site Plan #218-12 agreed to postpone his application to the October meeting.

Attorney Molloy stated that the original subdivision for Orsini was granted in June 2002. In May 2007 a 5-year extension was requested. In May 2011 the State Legislature modified Section 8-26c of the Connecticut General Statute. The timeframe for subdivision approvals was increased from 5 years to 9 years. This application qualified for that extension.

**MR. VENOIT: MOTION TO GRANT AN EXTENTION FOR SUBDIVISION/ORSINI/NORTHROP ROAD #102-02 TO EXPIRE JUNE 10, 2016.**

**THE MOTION WAS SECONDED BY MR. MENARD. VOTING MR. MENARD – YES, MS. BAXTER – NO, MR. VENOIT – YES, MR. MATARAZZO – YES AND MR. SEICHTER – YES.**

**MR. VENOIT: MOTION TO ADD A WAIVER REQUEST FROM WALL TO THE AGENDA.**

**THE MOTION WAS SECONDED BY MS. BAXTER AND PASSED UNANIMOUSLY.**

Present was Kate Wall representing her father Tom Wall.

Ms. Wall is proposing to rebuild a barn that was lost in a storm. They are requesting a waiver on the requirement of a survey. The barn is not located near any abutting neighbors. Ms. Wall stated that they received approval from the IWWC last week.

Ms. Costello feels that a survey waiver would be appropriate in this case. The site is very large and the building is set back significantly from the road.

**MR. VENOIT: MOTION TO WAIVE THE SURVEY REQUIREMENT FOR THE CONSTRUCTION AND DEMOLITION OF 2 BARNs FOR WALL/965 NORTHROP ROAD.**

**THE MOTION WAS SECONDED BY MR. MENARD AND PASSED UNANIMOUSLY.**

**DISCUSSION:**

**20. Administrative Approval Procedure: time frame, general, downtown**

The Commission decided to postpone this discussion to the October meeting since all of the members were not present this evening.

**21. IHZ workshop with the Town Council**

Ms. Costello indicated that the Town Council would like to hold a workshop on October 1, 2012 with the Planning & Zoning Commission. Several members stated that they would not be available to attend a meeting on that date. Chairman Seichter requested that Ms. Costello see if any other dates would be available for a meeting with the Town Council.

**REPORTS OF OFFICERS AND STAFF:**

**22. Administrative Approvals – APPROVED AS NOTED**

- 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)/LaBonía (Knuckleheads)/80 Center Street #315-12
- d. Change of Use (fitness/dance studio)/221 South Colony, LLC/221 South Colony Street #316-12

**23. July 16, 2012 and August 20, 2012 ZBA Results (Att. 23)**

Ms. Costello briefly reviewed the ZBA results.

**24. September 17, 2012 ZBA Legal Notice (Att. 24)**

Ms. Costello briefly reviewed the ZBA agenda.

**25. Zoning Violation Log**

Ms. Costello briefly reviewed the Zoning Violation Log

**Receipts**

- 1. #225-12 – Heritage Truck Sales, LLC/Site Plan Revision/4 Northfield Road**
- 2. #406-12 – A/Z Corporation/Special Permit/425 South Cherry Street  
(Temporary offices, storage, and parking for new construction at BYK)**

Mr. Venoit made a motion to adjourn. The motion was seconded by Mr. Menard and passed unanimously by a voice vote. The meeting adjourned at approximately 9:20 p.m.

Respectfully submitted,

Sonja Vining,  
Recording Secretary