

The Wallingford Planning and Zoning Commission held a workshop meeting on Monday, January 26, 2009, in Robert Earley Auditorium. Sitting for the Commission were, Chair, James Fitzsimmons, Commissioners Jim Seichter and Patrick Birney and Alternate J.P. Venoit. Also in attendance were Town Planner, Linda A. Bush, Assistant Town Planner, Kacie Costello, Corporation Counsel, Adam Mantzaris and five members of the public.

The Commission began by discussing several amendments proposed by Corporation Counsel, Adam Mantzaris:

1. **ZONING PERMITS** – Adam explained the changes that he proposed, updated through August 2008. Attorney Molloy has several technical issues that she will convey directly to Adam. Linda recommended that sheds, above-ground pools, decks and similar structures be exempt from the requirement for a survey; fences were added to that list. A discussion took place about the difference between a zoning location survey and an A-2 survey. The Commission decided that they would not necessarily require a new survey for an addition or similar structure if the Town already has a zoning location survey for that property. The Building Department has surveys for all new houses built since 1986. It was decided to change the term sheds to other accessory buildings and change plot plan to plan. A revised amendment will be put in the Commissioners' February packets with a public hearing scheduled for March.
2. **UTILITY VERIFICATION** – Adam explained the reason for the proposal. Linda pointed out that the requirements in the proposal were for public roads, not private property. The Water Divisions does get as-builts for drainage facilities in the watershed, and Vinny Mascia, Senior Engineer of the Water & Sewer Divisions, will provide a list of the information that they require on these as-builts. Mr. Thompson, Town Engineer was unable to attend the workshop and also probably has input. Linda will request that Vinny and John provide written comments to the Commission on this issue for their February meeting. Mr. Parisi also has an interest in this topic.
3. **PERFORMANCE BONDS** – Patrick Birney will provide better language for surety bonds. It was decided not to add language for contingency for bonds. Ask John Thompson for comments on contingency.

It is hoped that the above amendments will be ready for public hearing in March.

The Commission then discussed several other proposed amendments:

4. **DUMPSTERS** – The dumpster regulations will be changed to permit dumpsters in commercial and industrial zones to be placed abutting the property boundaries in side and rear yards. Residential dumpsters will be required to continue to comply with building setbacks.
5. **SIGNS in CLB**- The commission will view existing signs and discuss this in February.
6. **DOWNTOWN ENHANCEMENT ZONE** – The Commission confirmed that tattoo parlors, pawn shops and check cashing establishments will not be permitted. The regulations will be forwarded to WCI for any final comments.
7. **KENNELS** – It was decided to schedule a public hearing for March to remove kennels as a permitted use in RU zones.
8. **GARAGES** – The Commission reviewed information compiled by Assistant Town Planner, Kacie Costello on the Special Exceptions approved by the ZBA over the past few years. Town Planner, Linda Bush suggested that the information compiled by Kacie indicated that the present regulations were working. It was decided no changes were needed to the present regulations.
9. **IX and I-5 ZONES** – These topics will be discussed at a workshop scheduled for February 23. Attorney Molloy will submit a new draft regulation to the Commission prior to that meeting. Ms. Bush will contact the EDC and the Town Council to advise them of the meeting. The Commission will also discuss Mr. Parisi's suggested changes.
10. **ZONING ENFORCEMENT** – Ms. Bush will write a letter for Mr. Fitzsimmons' signature supporting the adoption by the Town Council of a Citation Ordinance to assist in zoning violation enforcement.
11. **OTHER** - Patrick Birney raised the issue of the necessity of the Commission's detailed meeting summary because of the minutes, TV and audio recording of all meetings. Ms. Bush and several people in the audience pointed out that years after the PZC takes action on an application, members of the public come in and want to read why certain decisions were made.

The meeting was adjourned at 9:00 p.m.

Minutes prepared by Town Planner, Linda A. Bush