

MINUTES
Wallingford Planning & Zoning Commission Meeting
Monday, November 10, 2008
7:00 p.m.
Robert Earley Auditorium
Town Hall – 45 South Main Street

Call to Order – 7:07 p.m.

Roll Call – Stacey Voss (late), David Fritz, James Fitzsimmons, Patrick Birney, Armand Menard, J.P. Venoit
 Pledge of Allegiance

Approval of Minutes – October 16, 2008 - **Approved:** Venoit, Menard, Birney, Fritz, Fitzsimmons
 October 27, 2008 – **Approved (as amended):** Venoit, Menard, Birney, Fritz, Fitzsimmons
 Approval of New Format for Minutes – **Approved:** Venoit, Menard, Birney, Fritz, Fitzsimmons
 Approval of Descriptive Summary of Meeting – October 16, 2008 – **Approved:** Venoit, Menard, Birney, Fritz, Fitzsimmons

PUBLIC HEARINGS

7:00 p.m.

1. Special Permit (Parking Lot)/Town of Wallingford/Pragemann Park-Oak Street, Yalesville #423-08

Approved: Venoit, Menard, Birney, Fritz, Fitzsimmons

MOTION: A Special Permit for the Town of Wallingford Department of Public Works for additional parking at Pragemann Park, Oak Street, Yalesville as shown on plans entitled: "Proposed Parking Expansion Plan, Pragemann Park, Town of Wallingford", dated September 30, 2008, revised to November 4, 2008, subject to:

1. **Comments from the Department of Engineering regarding the need for approval from the Department of Public Health.**
2. **Comments from Vincent Mascia, Sr. Engineer, Water & Sewer Divisions, to this Commission dated November 4, 2008**
3. **Proper notification regarding the property's location in the Aquifer Protection Zone.**

2. Special Permit (Stockpiling)/Majestic Mulches/69 North Plains Highway #424-08

(NO ACTION REQUESTED) Public hearing rescheduled to 12/08/08

3. Zone Change/Greene-Woronick/Quinnipiac Street & Fern Drive #505-08

Approved: Venoit, Menard, Birney, Fritz, Fitzsimmons

MOTION: A zone change from R-6 to R-6/DA Overlay for Greene-D.H. Woronick Builders on a 1.00 acre parcel of land at 279 Quinnipiac Street and 2 Fern Avenue, because: The proposal is in harmony with the Wallingford Plan of Conservation and Development, to clarify the regulations of the DA zone, and with consideration of comments made by Linda Bush, Town Planner to Dave Woronick dated October 29, 2008.

OLD BUSINESS

4. Site Plan/Paradise Hill Vineyard/Windswept Hill Road #220-08

Approved: Venoit, Menard, Birney, Fritz, Fitzsimmons

MOTION: A 2,160 sq.ft. winery for Paradise Hill Vineyard and Winery, LLC as shown on plans entitled "Improvement Location Survey, Proposed Site Development Plan, N/F Richard Ruggiero, Windswept Hill Road, Wallingford, Connecticut", dated July 1, 2008, revised to October 31, 2008, subject to:

1. **Comments from Eloise Hazelwood, Director of Health, to this Commission dated November 4, 2008, regarding the need for a detailed septic design prior to receipt of a Septic Permit**
2. **Comments from Vincent Mascia, Sr. Engineer, Water & Sewer Divisions to this Commission, dated November 5, 2008**
3. **A \$2,000.00 Sedimentation and Erosion Control bond, to be posted with the Wallingford Planning and Zoning Office**

NEW BUSINESS

5. Subdivision/S. Lupkas/Chimney Hill Road **(WITHDRAWN)** #105-08

EXTENSIONS REQUESTED

6. PRA/Barnes Road – 90-day extension granted #104-08

7. Maplewood Construction/Grove Street – 90-day extension granted #104-07

8. Docker Drive Development, LLC/Docker Drive – 90-day extension granted #103-08

BOND RELEASES AND REDUCTIONS – **Approved: Voss, Menard, Birney, Fritz, Fitzsimmons**

- | | | |
|-----|--|-----------------|
| 9. | Woronick/31 East Street - RELEASED | |
| 10. | Woronick/1646 Tuttle Avenue - RELEASED | |
| 11. | Vertucci/South Colony Road | #238-05 |
| 12. | Greene-Woronick/Tuttle Avenue & Cook Hill Road | #101-08 |
| 13. | North Plains Realty/North Plains Industrial Road | #253-01 |
| 14. | MDT Realty/North Plains Highway | #213-05/#251-05 |
| 15. | DiNatale/North Plains Industrial Road | #231-03R |
| 16. | Winstanley/Barnes Industrial Park Road North - RELEASED | #241-05 |
| 17. | Wallingford Family Y/South Elm Street - RELEASED | #402-00/#429-06 |

CORRESPONDENCE

18. Rybacki/Mosque

REPORTS OF OFFICERS AND STAFF

19. 2009 Meeting Schedule – **Approved:** Venoit, Menard, Birney, Fritz, Fitzsimmons
20. Aquifer Protection Enforcement
21. Future Workshop Meetings – WCI and Adam Proposed Amendments, Garages – **Scheduled for January 6, 2009**
22. October 20, 2008 ZBA Actions
23. November 17, 2008 ZBA Agenda
24. Zoning Violation Log
25. Workshop Meeting – December 15 – **Request Senior Center**
26. Timetable – Wallingford Incentive Housing Zone
27. Legal Opinion/Branse/Extensions
28. Notes – **Staff notes from Assistant Town Planner, Kacie Costello were received for the record.**
29. Discussion – **Expansion of a convenience store located on the property of a non-conforming gas station –**
AGENDA ADDENDUM

MOTION: To waive By-Laws, Article III, Rule 5, in order to discuss a topic that was not on the printed agenda. No consensus reached.

ADJOURNMENT – 8:24 p.m.