

**Agenda**  
**Wallingford Planning & Zoning Commission**  
**July 10, 2023**  
**7:00 p.m.**  
**Robert F. Parisi Council Chambers**  
**Town Hall – 45 South Main Street**

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Consideration of Minutes – June 6, 2023 (Workshop); June 12, 2023 (Regular Meeting)**

**PUBLIC HEARINGS**

1. Special Permit (Nursing home to multi-family residential)/Fifty-Five LLC/55 Kondracki Lane #408-23
2. Zoning Text Amendment/PZC/Sec. 6.36 Reasonable Accommodations #902-23
3. Zoning Text Amendments/PZC/Secs. 2.2;4.6.B.5; 4.16.B.I; 4.22.C.18 & Moratorium Section 6.38 #903-23

**RECEIPT AND ACTION REQUESTED (PUBLIC HEARING)**

4. Special Permit (fill & excavation)/Deborah Lyman/316 North Branford Road #409-23

**OLD BUSINESS**

5. Site Plan (renovations to existing dining hall)/Choate Rosemary Hall/138 North Elm Street #213-23

**NEW BUSINESS**

6. Site Plan (restaurant, bar, food trucks)/Joe Flamini/10 Mansion Road #217-23

**BOND RELEASES AND REDUCTIONS**

7. Site Plan/O'Reilly Auto Parts/320 South Colony Street #202-22

**REPORTS OF OFFICERS AND STAFF**

8. Administrative Approvals
  - a. Site Plan Revision/Pawloski Auto Body/1145 Old Colony Road #214-23
  - b. Site Plan Revision/Elite Construction Resources/50 Barns Industrial Park Road North #215-23
  - c. Survey Waiver/Barbara Gregory/26 Stella Drive #805-23
  - d. Site Plan Revision/SLAM Construction Svcs./10 Technology Drive #216-23
9. ZBA June 19, 2023 Decisions
10. Notice for July 17, 2023 ZBA Meeting
11. Zoning Enforcement Quarterly Report

**Individuals in need of auxiliary aids for effective communications 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.**



*Town of Wallingford, Connecticut*

JAMES SEICHTER  
CHAIRMAN-PLANNING & ZONING COMMISSION

KEVIN J. PAGINI  
TOWN PLANNER

WALLINGFORD TOWN HALL  
45 SOUTH MAIN STREET  
WALLINGFORD, CT 06492  
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**LEGAL NOTICE**

The following Public Hearings will be heard at the Wallingford Planning and Zoning Commission's meeting of **Monday, July 10, 2023** at 7:00 p.m. in the Town Council Chambers of Town Hall located at 45 South Main Street.

1. **#409-23** –Excavation and Fill Special Permit request for Deborah Lyman to add approximately 400 cubic yards of fill at 415 North Branford Road – RU-120 (Rural Residential) Zone
2. **#903-23** – Zoning text amendments to replace “storage warehouse” with “mini-warehousing and self-storage” as an allowed use in the T-30, RF-40, CB-12 and CB-40 zones. (Sections 4.6.B.5; 4.16.B.I; 4.22.C.18) and add definition of “Mini-warehousing and self-storage” to Section 2.2. Addition of Section 6.38 that would enact a moratorium on warehousing for certain zones in the Town of Wallingford, CT.

WALLINGFORD PLANNING AND ZONING COMMISSION

*Steven Allinson*

STEVEN ALLINSON, SECRETARY

*XJP*

DATED AT WALLINGFORD  
June 23, 2023

PUBLICATION DATES  
June 27, 2023  
July 4, 2023

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