

Minutes
Wallingford Planning & Zoning Commission Meeting
Wednesday, January 10, 2023

1. 10 Mansion Rd. – Zone Change R-18 to DD-40

- Same zone change that was heard at the March 2023 Meeting
- Determined by the Law Department that the statutory notification requirement was not met
- Applicant has therefore re-applied for the same zone change from R-18 to DD-40

- Section 11.3 of the Zoning Regulations (formerly Section 10.3 prior to the adoption of Reasonable Accommodations) allows for a protest to be filed as long as 20% or more of the owners of the lots within 500 feet have signed a protest and therefore such change cannot be adopted except by a 2/3 vote of all of the Commission.

- due to the size of the petition signature sheets I have not included all of the signatures in the packets (over 230 pages), they are available in my office to view, but I have verified that the 20% threshold requirement was met. I have included the notification list and a highlighted checklist of the owners within 500 feet that have signed the petition. The coalition that submitted the protest also submitted a cover letter and roadway assessment report that is included in your packets.

- The minutes from the March 2023 meeting have been included in your packets

- Brief history of the zoning of the property, prior to 1987 the entire property was zoned commercial (CA-40), in 1987 the portion of the property with the house and garage was re-zoned to R-18 and the remainder of the other portion was changed to DD-40. The property was then subdivided in 2003.

2. Special Permit revision – Meriden Markham Airport #401-24

- Addition of 5 new aircraft hangars
- Revised plans have been submitted with updated erosion control measures and the exclusion of a previously approved hangar from 2017 that was on the original plans
- Original special permit was approved in 2004 for 45 additional hangars

4. Zoning Text Amendment- Electric Car Charging Facility

- The applicant is proposing a text amendment to add Electric Car Charging Facility as an allowed use by site plan approval to the Watershed Interchange (WI) District
 - The text amendment also includes a definition that limits the size of the facility and its proximity to an Interstate right of way and the size of vehicles allowed, as well as a maximum retail area size (3,000 sq. ft.).
 - Comments made by the Senior Engineer of Water and Sewer are included in your packets and include the suggestion for the applicant to consider adding a minimum parking requirement for the use.
 - The Town Engineer also commented regarding potential traffic generation
 - It is also recommended by the EDC and this office that the use is only approved as a Special Permit use

5. 8-30g - Multi Family Development- 898 Church St.

- 8-30g Multi Family Development application for 2 buildings, each with 11 units.
- Meetings were held with the applicant's engineer to address emergency access issues and the new revisions that have been received have addressed these issues.
- There were also minor revisions made due to comments by the Water and Sewer division
 - As part of an 8-30g application, the Commission must make reasonable changes, if there are any to be made, but those changes cannot have a substantial adverse impact on the viability of the affordable housing development or the degree of affordability of the affordable dwelling units.
 - There were questions regarding the affordability plan from last meeting, it is recommended that the affordable units are reserved to the 1 and 2 bedroom units and not the efficiency units.

6. Site Plan- 28 North Colony St. Mixed Use Development

- This application is a re-development of the parcel on the corner of North Colony St. and Hall Avenue
- Many pre-application meetings were held with the applicant to adjust the plans before submission.
- The existing building on North Colony Street will be demolished but the same foundation will be used to construct a 2 story building for the purpose of a restaurant with an outdoor rooftop dining area. The parking lot will be re-configured and striped to accommodate the new restaurant and residential uses. 7 new residential units (4 new buildings) will be added as part of this project with a retail component on the lower level of the Hall Avenue side. New landscaping and increased drainage will also be added as part of this project.
- The applicant has made minor revisions to the site plan to address Town Staff comments, primarily regarding vehicular movement

- **Side note: The zoning enforcement report will not be included this month due to staffing issues. It will be included with the annual reports for next month's meeting.**

6. Special Permit – 300 Church St., Yalesville

- Conversion of office space to residential dwelling units
- Requires a Special Permit in the CA district
- The parking requirement for the site will actually decrease with this use, and enough parking exists on site to accommodate this conversion