

Wallingford Planning & Zoning Commission
Regular Meeting
Monday, May 13, 2024
7:00 p.m.
Robert F. Parisi Council Chambers – Town Hall
Town Hall – 45 South Main Street
MINUTES

Chairman Seichter called the meeting to order at approximately 7:00 p.m.

The Pledge of Allegiance was recited by all.

Roll Call: Present: James Seichter, Chair; J.P. Venoit, Vice Chair; Jeffrey Kohan, Regular Member; Joseph Sanders, Alternate; Bryan Rivard, Alternate; David Parent, Alternate; and Kevin Pagini, Town Planner.

Chairman Seichter noted that the following agenda items will not be heard tonight.

1. **PUBLIC HEARING – Re-subdivision - under 8-30g/Sunwood Development Corp./1136 Durham Road #101-24** Withdrawn

Consideration of Minutes – April 8, 2024, Regular Meeting

Due to the absence of several members who were in attendance at that meeting, the approval of the minutes will be postponed to the next meeting.

SITE PLAN APPROVAL

2. **Special Plan (Retail Restaurant) 124 Church St., Yalesville #201-24**

Commissioner Parent noted the correspondence. Letter from Police Chief John Ventura to Kevin Pagini, Town Planner dated April 8, 2024.

Chairman Seichter noted that this is a continuation and he recalls only one item outstanding to be resolved tonight.

Christopher Juliano, PE, Licensed Land Surveyor, Juliano Associates, 405 Main Street, Yalesville, stated that the letter from the Police Chief should resolve the last of the issues. The applicant met with the Chief and the Town Planner and the resolution was to change the single drive-through to a double and have a pass-through lane. This will reduce the chance of traffic backing up into the street.

Commissioner Kohan quoted from the last line of the memo. “Once open and operating I am confident that if an issue arises the Applicant will work with the Town to develop a solution based on the cooperation shown by the Applicant throughout the process.” Commissioner Kohan stated that he would have liked to have seen some mitigations instead of waiting for a problem.

Hearing no other comment, Chairman Seichter called for a motion.

Commissioner Kohan: Motion to approve a Site Plan for 124 Church Street for a Site Plan request to re-configure an existing drive-thru restaurant site and change to a retail restaurant drive-thru operation and a 1,700 sq. ft. addition for retail space on plans entitled “Dunkin Drive Through” – 124 Church Street” dated 1/4/2024 and revised to 3/27/2024, subject to:

- 1. Comments from the Town Planner dated 1/29/2024;**
- 2. Comments from Senior Engineer, Scott Shipman, Water and Sewer Division dated 1/31/24;**
- 3. Comments from Town Engineer, Alison Kapushinski, dated 2/5/2024 and 4/4/2024;**
- 4. Comments from the Fire Marshal dated 1/31/2024 and 3/22/2024;**
- 5. Comments from the Police Chief dated 4/8/2024;**
- 6. Erosion and sedimentation control bond in the amount of \$3,500.00; and**
- 7. Six (6) copies of the final pans forwarded to the Planning and Zoning office.**

Commissioner Kohan: second

Vote: Kohan – yes; Rivard – yes; Sanders – yes; Parent – yes; Chairman Seichter – yes.

The application is approved.

8-24

3. Proposed sewer lateral replacement project at Gaylord Hospital.

Commissioner Parent noted the correspondence. Inter-Departmental Memorandum from Peter Hornak, Engineer/Planner, Water and Sewer Division, to Kevin Pagini, Town Planner, dated April 26, 2024.

Chairman Seichter noted that no one from the Water and Sewer Division was in attendance. Mr. Pagini confirmed that they were aware of the meeting. Chairman Seichter asked commission members if they would like someone from the Town in attendance to discuss this proposal. The consensus was yes. Chairman Seichter suggested tabling the item and asked Mr. Pagini to ask someone from Water and Sewer to attend to present the request.

REPORTS OF OFFICERS AND STAFF

- 4. Administrative Approvals – noted as approved**
 - a. 257 Grieb Rd., Accessory Apartment, John & Liz-Ann St. Onge #203-24**
 - b. 339 Main St., Yalesville, Office to Residential, David Palmer #304-24**
 - c. 61 Simpson Ave., Survey waiver, Calla Lord #803-24**
 - d. 85 East Center St., Commercial property to residential, Andre Tangredi #305-24**
 - e. 10 Technology Dr., Site Plan approval, Slam Construction Services #205-24**
 - f. 198 South Main St., Accessory Apartment, Barbara C. Self #204-24**
 - g. 890 East Center St., Accessory Apartment, Ranju Darnal #206-24**
 - h. 61 Jobs Rd. Survey Waiver, Stephanie Lokos #804-24**
 - i. 140 West Dayton Hill Rd., Survey waiver, Brenda Kirtopoulos #805-24**

5. **ZBA March Decisions** – no comment
6. **ZBA Notice of May 20, 2024** – Mr. Pagini noted that there will be no meeting in May.

ADJOURNMENT

Commissioner Parent: Motion to Adjourn the Wallingford Planning and Zoning Commission for Monday, May 13, 2024, at 7:15 pm.

**Commissioner Kohan: Second
Vote: Unanimous**

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary