404-20A

PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT

RECEIVED
MAR 11 2020
WLFD. INLAND/WETLAND

APPLICATION: **#404-20**

DATE OF SUBMISSION: March 5, 2020

DATE OF RECEIPT: March 11, 2020

SCHEDULED MEETING: April 13, 2020

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Special Permit Revision/Choate Rosemary Hall/Renovation of Hill House Building (see attached narrative)/138 North Elm Street

LOCATION: 138 North Elm Street

REFERRED TO:

X ELECTRIC	X HEALTH	X BUILDING
X ENGINEERING	X INLAND WETLANDS	___ OTHER
X FIRE	X WATER & SEWER	

DEPARTMENT COMMENTS: This office met with Choate representative to review the plans pre-application and determined no IWWC permitting was required.

SIGNED BY: [signature] / Environmental Planner
(Title)

DATE: 3/11/20

404-20B

PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT

APPLICATION: **#404-20**

RECEIVED
MAR 16 2020
WALLINGFORD
PLANNING & ZONING

DATE OF SUBMISSION: March 5, 2020

DATE OF RECEIPT: March 11, 2020

SCHEDULED MEETING: April 13, 2020

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Special Permit Revision/Choate Rosemary Hall/Renovation of Hill House Building (see attached narrative)/138 North Elm Street

LOCATION: 138 North Elm Street

REFERRED TO:

X ELECTRIC	X HEALTH	X BUILDING
X ENGINEERING	X INLAND WETLANDS	___ OTHER
X FIRE	X WATER & SEWER	

DEPARTMENT COMMENTS: Per conversation with Choate and architect, the area behind WEST WING, LIBRARY and Hillhouse was going to be modified for FD ACCESS

SIGNED BY: _____ / FM (Title)

DATE: 3/13/20

RECEIVED
MAR - 13
BY: LW

Town of Wallingford
Department of Engineering
45 South Main Street
Wallingford, Connecticut 06492
Tel: (203) 294-2035; Fax: (203) 284-4012

Alison Kapushinski, P.E.
Town Engineer

404-200

MEMO

TO: Tom Talbot – Interim Town Planner

FROM: Alison Kapushinski, P.E. – Town Engineer AMK

RE: **PZC Plan Review Update**

DATE: May 14, 2020

RECEIVED
MAY 14 2020
WALLINGFORD
PLANNING & ZONING

Enclosed please find interdepartmental referral responses for various projects. I've also provided a brief summary below:

- #502-20 Zoning Text Amendment: No comments.
- #205-20 Site Plan: Minor comment on one detail.
- #203-20 Site Plan: No comments.
- #404-20 Special Permit Revision: See attached comment letter.

I have two projects that have not been reviewed yet:

- #206-20 Site Plan: I plan to have this reviewed prior to 5/27 staff meeting.
- #204-20 Site Plan: I have sent a comment letter to the project engineer during my IWWC review. To summarize, the letter stated I have not received enough complete information to conduct a full review. I have not received anything in return. I'm going to hold off on my PZC review until I get IWWC to a place where I have no comments, or am comfortable providing suggested Conditions of Approval.

If you have any questions or require any additional information, please let me know.

Town of Wallingford
Department of Engineering
45 South Main Street
Wallingford, Connecticut 06492
Tel: (203) 294-2035; Fax: (203) 284-4012

404-20D

Alison Kapushinski, P.E.
Town Engineer

MEMO

TO: Planning & Zoning Commission

FROM: Department of Engineering AMK

RE: **PZC Application #404-20**
138 N Elm Street/ Special Permit Revision

DATE: May 14, 2020

Dear Commissioners:

We are in receipt of the following materials for the referenced application:

- Site Development Plans, Bowie Gridley Architects, revised 2/17/20
- Narrative, Choate Rosemary Hall, received 3/5/20

We offer the following Suggested Conditions of Approval:

1. Applicant to submit soil erosion & sedimentation control plans and details per the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

2. Applicant to provide sizing criteria for proposed underground stormwater management system.

If you have any questions or require any additional information, please let me know. ■

404-20E

PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT

APPLICATION: **#404-20**

DATE OF SUBMISSION: March 5, 2020

DATE OF RECEIPT: March 11, 2020

SCHEDULED MEETING: April 13, 2020

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Special Permit Revision/Choate Rosemary Hall/Renovation of Hill House Building (see attached narrative)/138 North Elm Street

LOCATION: 138 North Elm Street

REFERRED TO:

X ELECTRIC	X HEALTH	X BUILDING
X ENGINEERING	X INLAND WETLANDS	___ OTHER
X FIRE	X WATER & SEWER	

DEPARTMENT COMMENTS: ~~No SESC or details?~~
~~Revised narrative explaing UGD sizing criteria - 1" over project area?~~
See attached comment letter

SIGNED BY: [signature], Town Engineer
(Title)

DATE: 5/14/20

404-20 F

RECEIVED
MAY 18 2020
WALLINGFORD
PLANNING & ZONING

PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT

APPLICATION: #404-20

DATE OF SUBMISSION: 4/3/20

DATE OF RECEIPT: May 11, 2020

SCHEDULED MEETING: June 8, 2020

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Zoning Text Amendments /§4.24 Rental Housing Opportunity District/ Sunwood Development

LOCATION: 88 Woodhouse Avenue

REFERRED TO:

X ELECTRIC	X HEALTH	X BUILDING
X ENGINEERING	X INLAND WETLANDS	____ OTHER
X FIRE	X WATER & SEWER	

DEPARTMENT COMMENTS: No file for 88 woodhouse Avenue w/t Health Dept. If property not connected to sewers / municipal water to contact H.D.

SIGNED BY: Vanessa Bartisko, Chief Sanitarian.
(Title)

DATE: 5-18-20.

404-20G

Town of Wallingford, Connecticut

JAMES SEIGHTER
CHAIRMAN-PLANNING & ZONING COMMISSION
KACIE A. HAND, A.I.C.P.
TOWN PLANNER
WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2090
FAX (203) 294-2095

May 19, 2020

Choate Rosemary Hall
333 Christian Street
Wallingford, CT 06492

RE: Special Permit Application 404-20
Hill House Building Renovation/ Addition

Gentlemen:

This office has the following comments/questions concerning the above referenced application:

1. There is no zoning table (or any zoning information to speak of) on any of the plan sheets. It is the suggestion of staff that such information be shown on the Architectural Site Plan. The table should also list and describe the variance granted by the ZBA for this project.
2. There is no Sedimentation and Erosion Control Plan.
3. Sheets #4 and % of the submitted set of drawings appear redundant and could be eliminated from the set.
4. Is there an exterior lighting plan?
5. There are no details (including calculations) for storm water improvements shown on sheet entitled "Site Drainage and Grading Plan".
6. Plans are not stamped and are not apparently to A-2 map standards.

Attached are comments from the Town Engineer, Environmental Planner and Fire Marshal.

Please note: Any responses/correspondence, additional documents and/or revised plans **must** be received by the Planning & Zoning Department by the close of business on Wednesday, June 3, 2020 in order to be provided to the Planning & Zoning Commission prior to the Monday, June 8, 2020 meeting. If additional information, responses or documents are necessary to address staff comments and have not been submitted by the Wednesday, June 3 cutoff, Commission policy is that the application will not be considered/discussed at the upcoming meeting since the necessary information has not been provided.

Regards,

Thomas Talbot
Planner

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