



Town of Wallingford, Connecticut

RECEIVED

MAR - 6 2020

WALLINGFORD
PLANNING & ZONING

APPLICATION FOR SITE PLAN
MULTI-FAMILY CONVERSION

APPLICATION NO.:

213-20

FEE: \$250.00

Property

Owner's Name:

Morasutti
Jonathan Morasutti
(Please Print)

Date:

3/6/20

Owner's Mailing

Address:

31 WALLACE ROW

Phone:

203-314-8510

Street Address

of House:

28 FRANKLIN ST.

Zoning

District:

R6

Area of

Lot:

0.154 AC

Type of Sewage

Disposal:

CITY

Type of Water

Supply:

CITY

Number of Floors

In House:

3

Number of Existing

Apartments in House:

2

Square Footage of

Proposed Apartment:

500

Floor on Which Apartment

Will be Constructed:

3rd

THIS APPLICATION MUST BE ACCOMPANIED BY:

1. A photograph of the exterior of the house.
2. A sketch of the property, with dimensions, in adequate detail to show:
 - a. Property boundaries with dimensions.
 - b. Location of house.
 - c. Location of any detached sheds, garages, pools, etc.
 - d. Location of driveway.
 - e. Location of all required parking.
 - f. Location of all required landscaping.

16 copies

NOTE: Applicant must meet with Fire Marshal and Building Official to assure compliance with all applicable Fire and Building Code regulations.

Applicant's Signature

FOR OFFICIAL USE:

Date Application Submitted:

3/6/20

Filing Fee Paid:

\$ 250⁰⁰

Comments:

zoutaprecision@gmail.com

To Whom it may concern,

Thank you in advance for your time in reviewing this proposal. In the proposed plan, I will be having the roofed structure directly behind the house removed, as well as shrubs/bushes in areas where parking spaces and fences/new bushes are to be placed. Being no map of the property on record, the borders of the property are taken to be measured off a pin that the Wallingford engineering department marked next to the driveway, written in the deed below as 50' front and rear and 134.85' in depth.

A.) Property boundaries with dimension

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made on Aug 6 2019, between Random Properties Acquisition Corp. III, whose address is c/o Reverse Mortgage Solutions, Inc., 14405 Walters Road, Suite 200, Houston, TX 77014 ("Grantor"), and Jonathan Morasutti, whose address is 53 Ann Street, Meriden, CT 06450 ("Grantee(s)").

Grantor, in consideration of the sum of \$130,000.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants and conveys to Grantee(s) the following real property, described as follows:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND TOGETHER WITH THE BUILDINGS THEREON SITUATED IN THE TOWN OF WALLINGFORD, COUNTY OF NEW HAVEN, AND STATE OF CONNECTICUT, KNOWN AS 28 FRANKLIN STREET, AND AS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

NORTH: BY LAND OF RENE AND GOLDIE DESJARDINS AND IN PART BY LAND OF PATRICK F. AND THOMAS F. BOYLAN, NOW OR FORMERLY;

EAST: BY LAND NOW OR FORMERLY OF WILLIAM P. LOUGHLIN;

SOUTH: BY FRANKLIN STREET; AND

WEST: BY LAND NOW OR FORMERLY OF SILVIO AND ROSE CERRI;

CONTAINING 50 FEET FRONT AND REAR AND 134.85 FEET IN DEPTH, MORE OR LESS. This legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 8/6/2018 at BK 1589 PG 359-360 in the records of the Town of Wallingford, Connecticut.

Commonly known as 28 Franklin Street, Wallingford, CT 06492. This information is provided for informational purposes only.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

Grantor warrants and covenants with Grantee that the granted premises are free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same to Grantee against the lawful claims and demands of all person claiming by, through, and under Grantor.

[Signature Page Follows]

FILE 1043754

Conveyance Tax Received
\$ 975.00 State \$ 325.00 Municipal
Dolan Tompkins
Town Clerk - Wallingford

Franklin St

28 Franklin Street

Franklin St



28 Franklin Street 134.85'

Franklin St 50'





B.) Location of house

MAP ID: 133 / 378 / / Bldg Name: State Use: 1040
 Account # M10710000 Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1 Print Date: 01/27/2020 09:43

CONSTRUCTION DETAIL (CONTINUED)																																						
Element	Qty	Description																																				
<table border="1"> <thead> <tr> <th colspan="3">MIXED USE</th> </tr> <tr> <th>Code</th> <th>Description</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1040</td> <td>Two Family</td> <td>100</td> </tr> </tbody> </table>			MIXED USE			Code	Description	Percentage	1040	Two Family	100																											
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C.) Location of any detached sheds, garages, pools, etc.



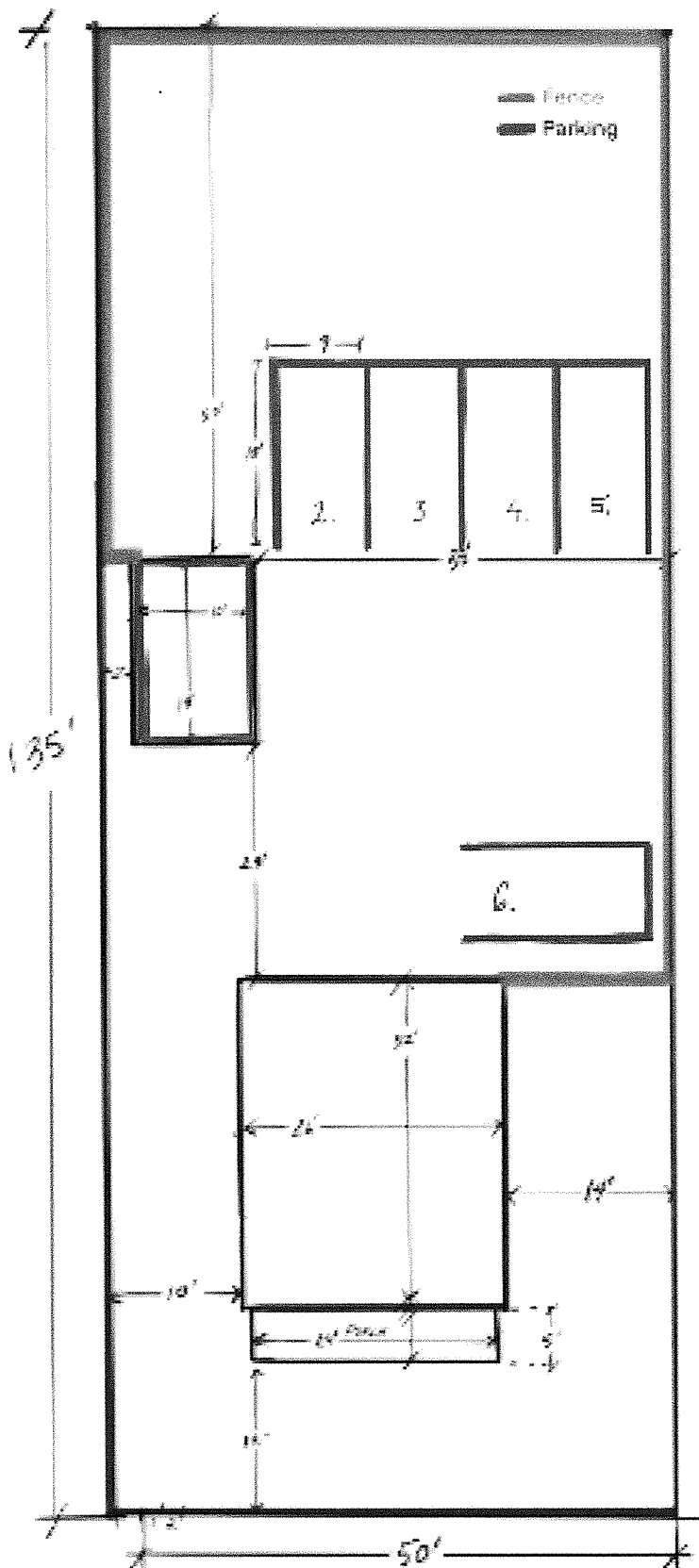


D.) Location of driveway

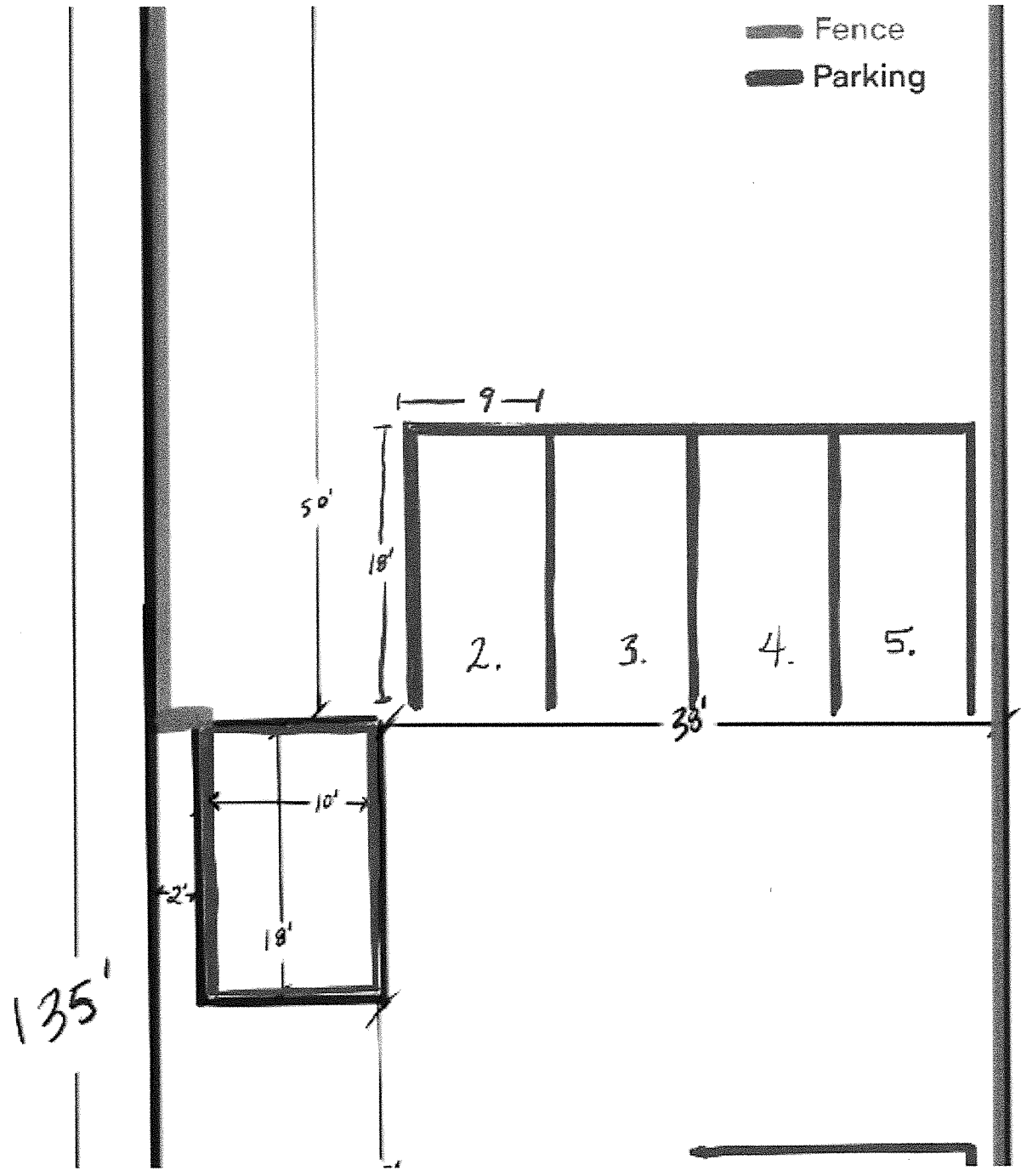


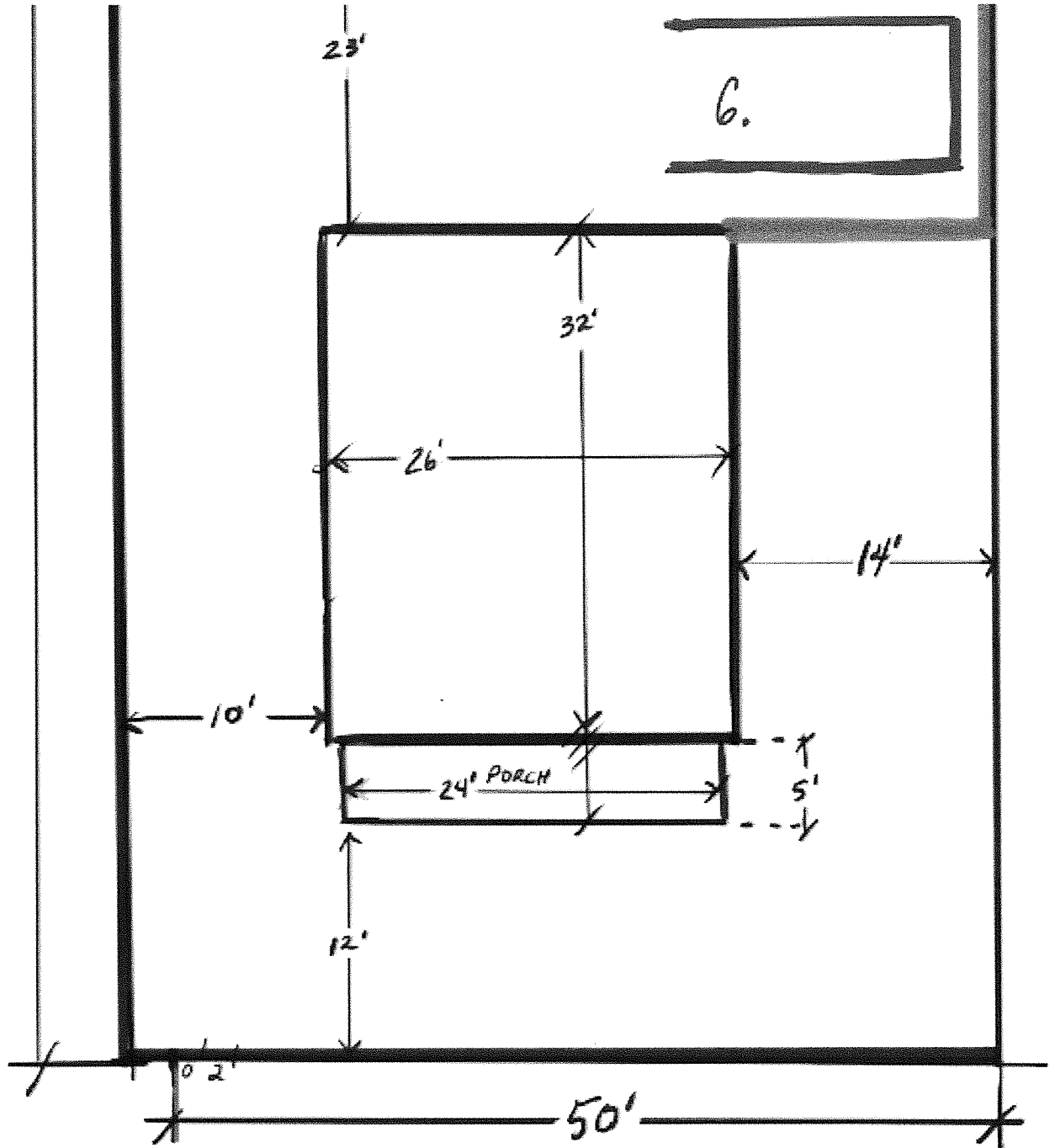


E.) Location of all required parking



Fence
Parking

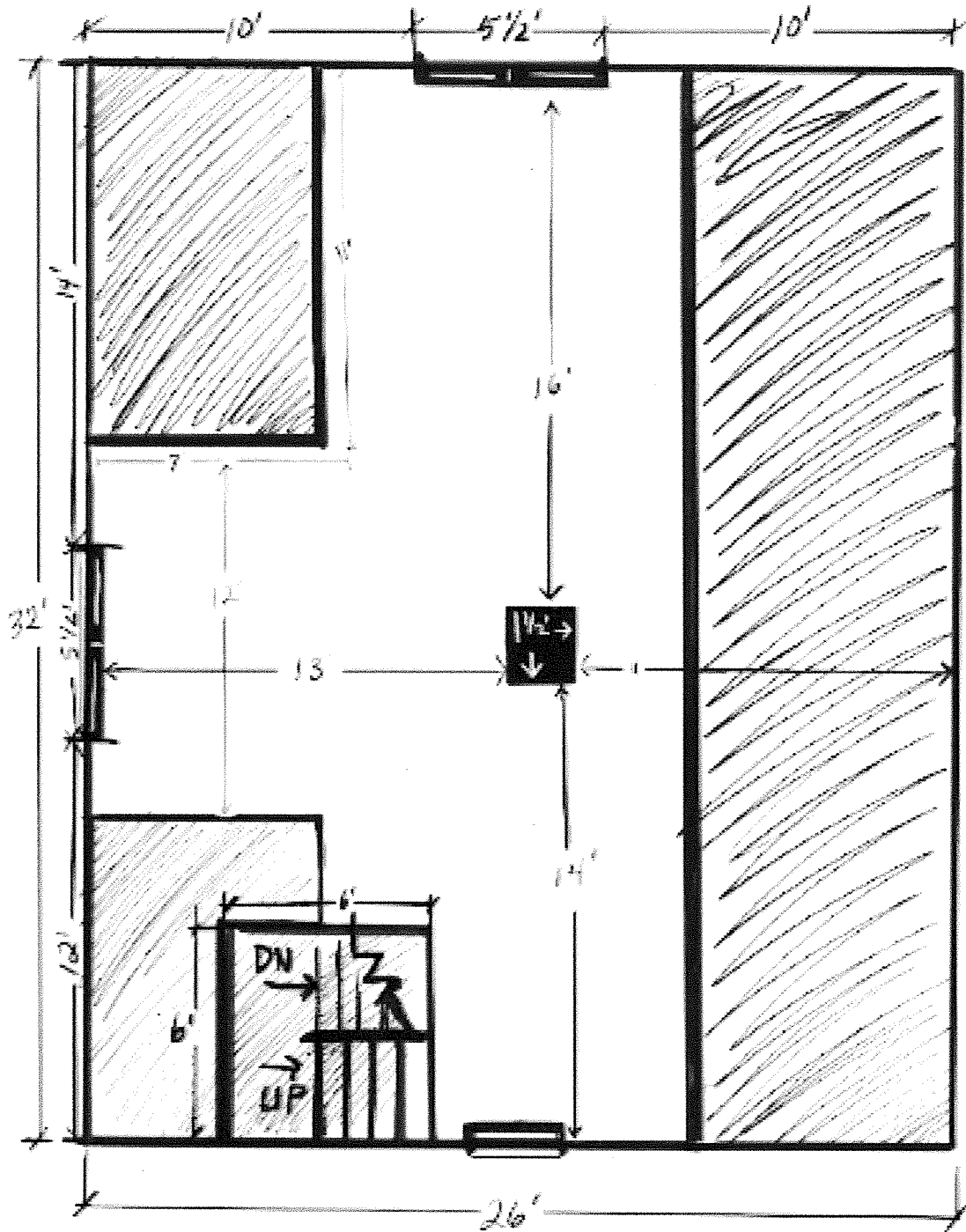


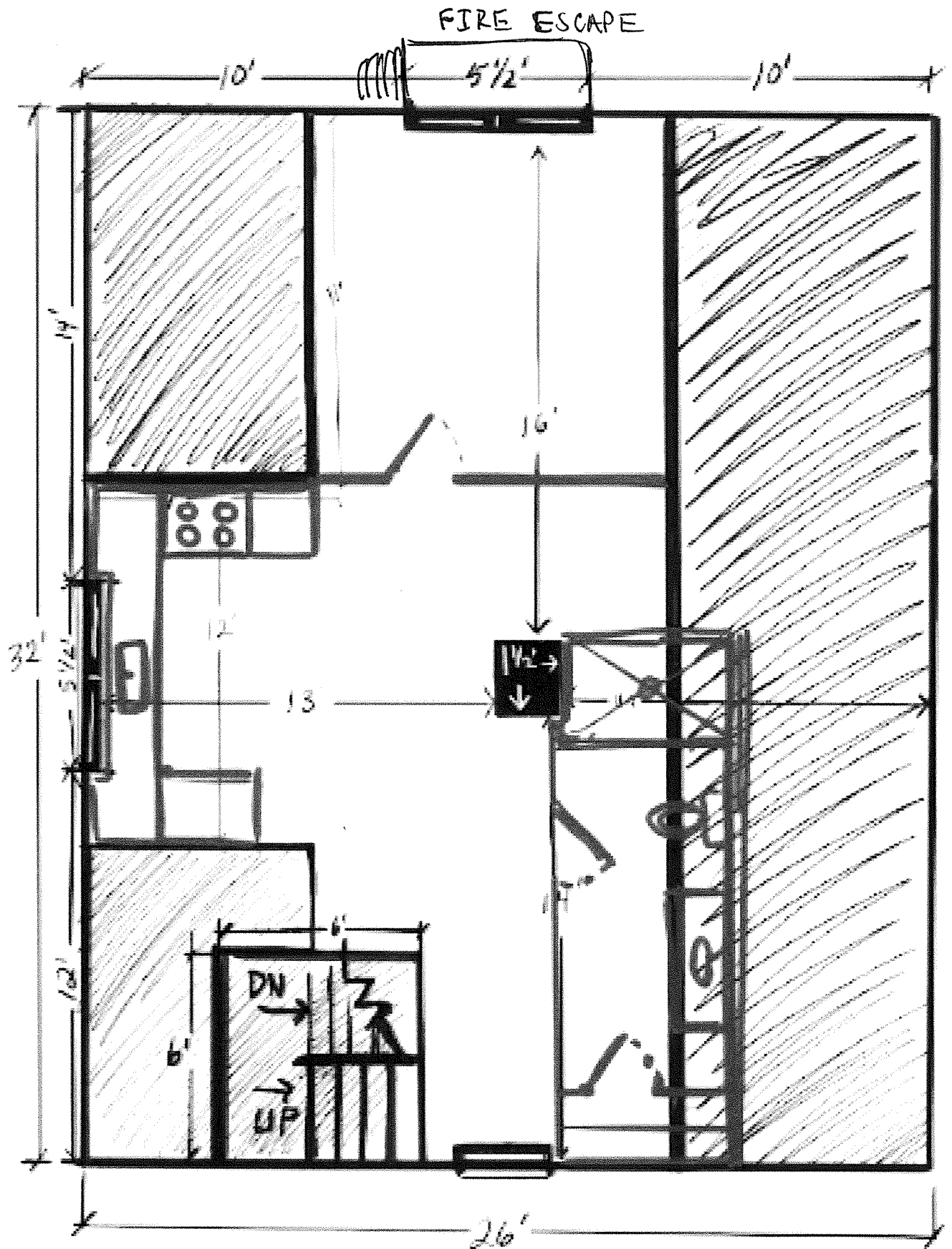


F.) Location of all required landscaping



Third Floor Apartment Proposed Layout





203.20A

**PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT**

APPLICATION: #203-20
DATE OF SUBMISSION: March 6, 2020
DATE OF RECEIPT: March 11, 2020
SCHEDULED MEETING: April 13, 2020

RECEIVED
MAR 16 2020
WALLINGFORD
PLANNING & ZONING

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Site Plan (multi-family conversion)/2 to 3-family/Jonathan Morasutti/28 Franklin Street

LOCATION: 28 Franklin Street

REFERRED TO:

- ELECTRIC HEALTH BUILDING
- ENGINEERING INLAND WETLANDS OTHER
- FIRE WATER & SEWER

DEPARTMENT COMMENTS: FMO OK WITH SITE
REQUIRE BUILDING PLAN

SIGNED BY: [Signature] FM
DATE: 3/13/20 (Title)

RECEIVED

TOWN OF WALLINGFORD
Department Of Public Utilities
Water and Sewer Divisions
Engineering Section

MAR 18 2020

WALLINGFORD
PLANNING & ZONING

377 South Cherry Street
Wallingford, Ct 06492
Phone 203-949-2672
Fax 203-949-2678

20320B

INTEROFFICE MEMORANDUM

TO: Kacie Hand, Town Planner C/o Tom Talbot, Planner
FROM: Erik Krueger, Senior Engineer, Water and Sewer Divisions *EAK*
SUBJECT: Application #203-20/ Morasutti / 28 Franklin Street
Site Plan – Conversion to three family residence
DATE: March 17, 2020
CC: N. Amwake; D. Sullivan; R. Vanski; Morasutti

The staff of the Water and Sewer Divisions has reviewed the application as submitted for the subject project and this memo consolidates their comments and requirements. The existing building is currently served by municipal water and sanitary sewer service; however, the service has been deactivated since February 4, 2019. The Wallingford Water and Sewer Divisions are committed to serving the proposed conversion to a three family residence.

It is not apparent whether any utility service revisions or modifications will be required or if the existing water service and meter are capable of delivering the water demands associated with the conversion to a three family residence. The existing water service for the building is a 1-inch copper tube from the main to the curb stop and a ¾-inch brass pipe from the curb stop to the building with a 5/8-inch meter.

Therefore we request that the following water and sewer utility items be made conditions of approval to be resolved prior to the issuance of a building permit for any renovations to the building:

1. Submission of water use and sewer use estimates including plumbing fixture counts for all proposed and all existing fixtures to remain within the building in accordance with Water and Sewer Division requirements.
2. If it is necessary to upgrade the water service or meter in order to accommodate the proposed fixture demand it will be the owner's responsibility to pay all costs to perform the upgrade including connection charges and fees. Please note that if the existing water and sewer services remain inactive for more than 5 years, connection charge credits for the existing meter will no longer be available to be applied to any required connection charges which may become due upon activating a new water meter.
3. If a fire sprinkler system is required, submit estimates of the needed fire flow. Please note that if a fire sprinkler system is required for the proposed three family home, a separate independent fire line would need to be installed from the water main in the street to the building, the cost of which would be the responsibility of the owner.
4. Submission of a site utility plan incorporating any modifications or revisions to the water and sanitary sewer services to the building (if required) subject to the final review and approval of the Water and Sewer Divisions prior to the start of construction.

Also, Town Ordinance No. 577 stipulates that if a building permit is issued for improvements/repairs of buildings, costing at least \$25,000, then the Town may conduct an inspection of the property in order to determine if any groundwater or storm water drains are connected to the sanitary sewer. Therefore, if the proposed renovations meet these criteria, we hereby request that the property owner contact this office to arrange for an inspection of the property by the Sewer Division to review potential sources of inflow and infiltration that may need to be disconnected from the municipal sanitary sewer system.

203-206

**PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT**

APPLICATION: #203-20

DATE OF SUBMISSION: March 6, 2020

DATE OF RECEIPT: March 11, 2020

SCHEDULED MEETING: April 13, 2020

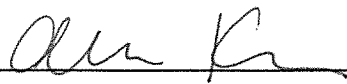
NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Site Plan (multi-family conversion)/2 to 3-family/Jonathan Morasutti/28 Franklin Street

LOCATION: 28 Franklin Street

REFERRED TO:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> ELECTRIC | <input checked="" type="checkbox"/> HEALTH | <input checked="" type="checkbox"/> BUILDING |
| <input checked="" type="checkbox"/> ENGINEERING | <input checked="" type="checkbox"/> INLAND WETLANDS | <input type="checkbox"/> OTHER |
| <input checked="" type="checkbox"/> FIRE | <input checked="" type="checkbox"/> WATER & SEWER | |

DEPARTMENT COMMENTS: No comments

SIGNED BY:  / Town Engineer
(Title)

DATE: 3/20/2020



Town of Wallingford, Connecticut

203-201

JAMES SEICHTER
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

June 1, 2020

Jonathan Morasutti
31 Wallace Row
Wallingford, CT 06492

RE: Site Plan #203-20
28 Franklin Street

Dear Mr. Morasutti:

This office has the following comments regarding your application and associated plans:

1. As you are aware, if your zoning approval is granted, in order for the project to move forward, you will need to demonstrate compliance with all Building and Fire Codes as part of your Building Permit application; the Fire Marshal has indicated that you will need to submit a detail building plan in order for him to determine your ability to comply, whether sprinklers will be required, etc. If, as part of your compliance, you decide to propose an outside stair, you may need to re-apply to the Planning and Zoning Commission with a modified Site Plan.
2. This office would recommend a \$500.00 site sedimentation and erosion control bond

Attached are comments from the Town Engineer, Fire Marshal and Water and Sewer Division.
Should you wish to discuss these comments or your application further, please do not hesitate to contact the Planning Office at 203-294-2090.

Regards,

Thomas Talbot
Planner

Base Fee:	\$250.00
Additional Fee:	<u>60.00</u>
Show Calculation for Additional Fee:	_____
Total Fee Submitted:	<u>310.00</u>

APPLICATION FOR SITE PLAN APPROVAL

APPLICATION NO.: 205-20

NAME OF APPLICANT: Deborah Woessner Lyman DATE: 04/03/2020
(Please Print)

MAILING ADDRESS: Blue Trail Range, #316 North Brandford Road, Wallingford PHONE: (203) 269-3280
Meriden CT 06450
(City) (State) (Zip)

OWNER OF PROPERTY: Deborah Woessner Lyman MAILING ADDRESS: #316 North Brandford Road, Wallingford
Meriden CT 06450
(City) (State) (Zip)

LOCATION OF BUILDING LOT: Blue Trail Range, #316 North Brandford Road, Wallingford

INTENDED USE(S): Equipment Storage, and Limited Workshop for on site support

SQ. FOOTAGE OF USE(S): 4,500 SQFT ZONING DISTRICT: RU 120 LOT SIZE: 20.14 Acres

NAME OF SURVEYOR: Juliano Associates LLC PHONE: (203) 265-1489
(Please Print)

Deborah Woessner Lyman
 Applicant's Signature

Blue Trail Range Corporation
 Company Name (If Applicable)

FOR OFFICIAL USE:
 Application Submitted: 4/23/20 Application Fee Paid: \$310.00 Forwarded for Review: 4/14/20

"Applicants before the Planning & Zoning Commission should be aware that said Commission cannot, and does not, regulate the traffic control signals/signs, markings and other safety devices which may be required by the Legal Traffic Authority (LTA) for the Town (Ref. C.G.S. 14-297, 14-298) as a result of the applicant's proposal. Improvements and/or conditions required by the LTA are an independent submission and approval process. The Town subscribes to the best practices of the Manual of Uniform Traffic Control Devices with consultation and guidance being provided by the Town Engineer. Any applicant obligations concerning the supply and installation of traffic control devices, or improvements and/or conditions that may be required by the LTA must be satisfied at the applicant's expense. Work performed pursuant to such requirements shall be fully completed, inspected and approved by the LTA or his designee, before applicant requests Road Acceptance".

!!!! THE APPLICANT, OR THEIR REPRESENTATIVE, MUST BE PRESENT AT EACH PZC MEETING AT WHICH THEIR APPLICATION WILL BE HEARD !!!!

Revised: May 15, 2006

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APR 03 2020
WALLINGFORD
PLANNING & ZONING

WALLINGFORD FIRE PREVENTION BUREAU
75 MASONIC AVE
WALLINGFORD, CT 06492
(203) 294-2766 Fax (203) 294-2736

205-20A

Plan Review Report

RECEIVED

April 29, 2020

APR 30 2020

Deborah Lyman
316 N BRANFORD ROAD #316-531
WALLINGFORD CT 06492

WALLINGFORD
PLANNING & ZONING

RE: 316 N BRANFORD RD

Occupancy: BLUE TRAIL RANGE CORP

A plan review of your building completed on April 29, 2020 revealed the following:

- This plan review appears to meet the requirements of the Connecticut State Fire Safety Code and is approved for issuance of a building permit by the local Building Official.
- This request for plan review approval is denied.

FMO approves site plan for 316 North Branford Rd under the following conditions:

1. Building plan submittal for plan review

04/29/2020 12:05:43 mike.gudelski

***This approval does not relieve the responsibilities of the building owner, contractor, or design professional from meeting all requirements of the Connecticut State Fire Safety Code, either stated or unstated, at the time of completion.**



GUDELSKI, MICHAEL R/FIRE MARSHAL

Supervisor



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

20520B
Alison Kapushinski, P.E.
Town Engineer

MEMO

TO: Tom Talbot – Interim Town Planner
FROM: Alison Kapushinski, P.E. – Town Engineer AMK
RE: PZC Plan Review Update
DATE: May 14, 2020

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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, Connecticut

205-2090

JAMES SEICHTER
CHAIRMAN PLANNING & ZONING COMMISSION

KACIE A. HANB, 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 15, 2020

Deborah Woessner Lyman
Blue Rail Range
316 North Branford Road
Wallingford, CT 06492

RE: Site Plan Application #205-20
316 North Branford Road

Ms. Lyman:

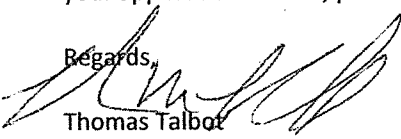
This office has the following comments/questions regarding the submitted application and associated plans:

1. Plan sheets include a note indicating a reduction of paved/ graveled area of nearly 6,500sf on the site as a result of this plan. It is unclear on the Site Development Plans as to actual location of existing and proposed areas of these materials.
2. Plans include detail and materials list for sedimentation and erosion control measures. These actual measures however are not shown on the site plans. In addition plans should assign specific responsibility for the installation and maintenance of those measures.
3. Parking for the new storage building should include a handicapped parking space.
4. Is there any new outside lighting associated with the new building?

Also enclosed are comments from the Fire Marshal and Town Engineer.

If you have any questions or need clarification about any of the above comments, or you wish to discuss the comments or your application further, please do not hesitate to contact the Planning Office at 203-294-2090.

Regards,


Thomas Talbot
Planner

KH:

205.20D

PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT

APPLICATION: #205-20

DATE OF SUBMISSION: 4/3/20

DATE OF RECEIPT: May 11, 2020

SCHEDULED MEETING: June 8, 2020

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Site Plan (residential)/ Lyman

LOCATION: 316 North Branford Road

REFERRED TO:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> ELECTRIC | <input checked="" type="checkbox"/> HEALTH | <input checked="" type="checkbox"/> BUILDING |
| <input checked="" type="checkbox"/> ENGINEERING | <input checked="" type="checkbox"/> INLAND WETLANDS | <input type="checkbox"/> OTHER |
| <input checked="" type="checkbox"/> FIRE | <input checked="" type="checkbox"/> WATER & SEWER | |

DEPARTMENT COMMENTS: _____

Sheet 8 of 9, Site Details, Parking Space
Standard Detail. A 10'-wide ADA space w/ 5'-wide
access aisle is per code. Plans currently show
8'-wide space w/ 5'-wide access aisle.

SIGNED BY: Allee K / Town Engineer
(Title)

DATE: 5/12/20

205-20E

RECEIVED

MAY 19 2020

WALLINGFORD
PLANNING & ZONING

PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT

APPLICATION: #205-20

DATE OF SUBMISSION: 4/3/20

DATE OF RECEIPT: May 11, 2020

SCHEDULED MEETING: June 8, 2020


NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Site Plan (residential)/ Lyman

LOCATION: 316 North Branford Road

REFERRED TO:

- | | | |
|---|---|--|
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| <input checked="" type="checkbox"/> ENGINEERING | <input checked="" type="checkbox"/> INLAND WETLANDS | <input type="checkbox"/> OTHER |
| <input checked="" type="checkbox"/> FIRE | <input checked="" type="checkbox"/> WATER & SEWER | |

DEPARTMENT COMMENTS: Engineered plan to be submitted to Health Department for subsurface sewerage disposal system for approval

SIGNED BY: , Chief Sanitarian
(Title)
DATE: 5-18-20

TOWN OF WALLINGFORD
DEPARTMENT OF PUBLIC UTILITIES
WATER AND SEWER DIVISIONS

→ Fax to 2095
Tom Talbot

ENGINEERING SECTION
PHONE: 203-949-2672
FAX: 203-949-2678

205-20F

INTEROFFICE MEMORANDUM

TO: TOM TALBOT, ACTING TOWN PLANNER

FROM: ERIK KRUEGER, SENIOR ENGINEER – WATER AND SEWER DIVISIONS *AK*

SUBJECT: APPLICATION #205-20 SITE PLAN
EQUIPMENT STORAGE-WORKSHOP
BLUE TRAIL RANGE CORPORATION
316 NORTH BRANFORD ROAD

DATE: MAY 28, 2020

CC: N. AMWAKE; T. ESPOSITO; R. CARBONI; D. WOESSNER LYMAN, K. OVERTURF, W. STANLEY, BLUE TRAIL RANGE
CORP.; C. JULIANO, JULIANO ASSOCIATES

The staff of the Water and Sewer Divisions has reviewed the drawings dated 6/10/19 and revised 4/08/2020 as submitted for the subject application and this memo consolidates their comments and requirements.

The subject site is immediately adjacent to the Ulbrich Reservoir public drinking water supply and is designated as a Watershed Protection District (WPD) by the Planning and Zoning Commission. Watershed protection regulations for the WPD are enumerated in section 4.13 of the Wallingford Zoning Regulations.

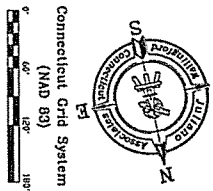
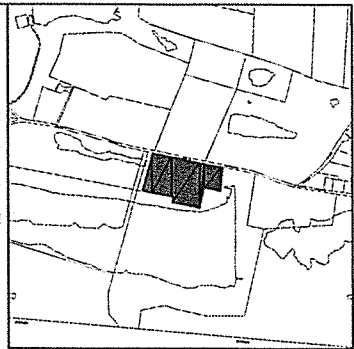
The proposed development as shown on the drawings includes a gravel parking area, gravel travel ways and a proposed building for equipment storage and limited workshop for on-site support. Municipal water and sanitary sewer service is not available at the site, and a proposed private well and septic system are shown on the drawings.

There are details of the site plan relative to the watershed protection district regulations that need to be worked out and therefore we request that the following list of items be made conditions of approval that must be resolved prior to the issuance of building permits for the proposed building:

1. As mentioned above, the entire site for this development is in the Watershed Protection District. Therefore all activities on the site during and after construction shall be carried out in accordance with the Water Protection District regulations in section 4.13 of the Zoning Regulations of the Town of Wallingford.
 - a. Erosion controls and sediment barriers are critical for the protection of the public drinking water supply downstream of the site during and after construction. No soil erosion control plan was included with the set of drawings. Therefore, the applicant shall submit an erosion control plan for review and approval by the Water Division. All erosion controls shall be installed prior to disturbing the site and shall be maintained in good condition until the final site restoration has been stabilized.
 - b. The proposed driveway and parking area is shown to be constructed of gravel. Please note the gravel parking and travel ways shall be constructed of pervious materials such as crushed stone or other

TOM TALBOT, ACTING TOWN PLANNER
JUNE 1, 2020
PAGE 2

- approved pervious material. Pavement millings are not considered a pervious material and shall not be used for the driveway or parking lot. Submit information on the material to be used for the driveway and parking lot for review by the Water Division.
- c. If storage containers are proposed on the site they shall conform to the requirements of section 4.13.C of the Zoning regulations. Based on my discussion with Kyle Overturf, manager for the gun range, the proposed building will be used for storing several vehicles, a tractor and lawn mowing equipment. No hazardous materials, chemical storage or mechanical repairs will be carried on in the proposed building. Fuel for the lawn mowing equipment will be stored in small quantities for immediate use. There will be no floor drains in the building. The workshop is intended to be used to maintain and build targets.
 - d. No parking lot containing more than ten parking spaces shall use sodium chloride for ice control.
 - e. There is currently a drainage swale which runs through the shooting range target areas which ultimately discharges into a storm drain pipe that drains into the Ulbrich Reservoir public drinking water supply. In the past, sediment barriers have been installed by the owner at the request of the Water Division to reduce the amount of sediment entering the watercourse. Although this area is not within the limits of disturbance for the proposed project, it is requested that the Owner coordinate with the Water Division on future required maintenance items necessary to control sediment from entering the watercourse.

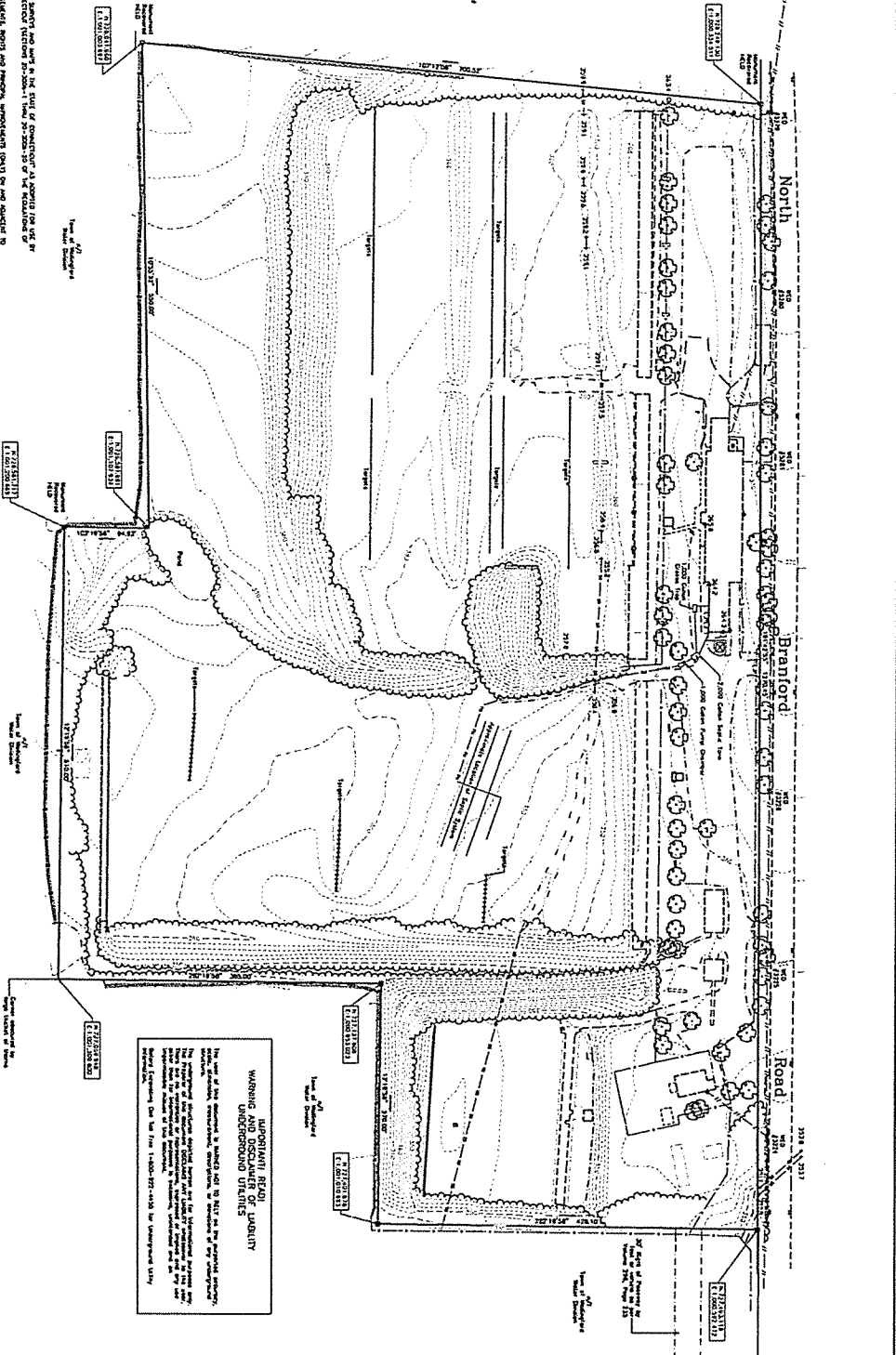


Connecticut Grid System
(NAD 83)

LEGEND

PROPOSED	PROPOSED
EXISTING	EXISTING
REMOVED	REMOVED
...	...

- 1. The survey and map are made according to approved state law, following standards for survey and map in the state of Connecticut as approved for use by the Connecticut Department of Transportation, Inc. and the Connecticut State Highway Department.
- 2. The work of survey required in a support survey and is subject to strict regulations, standards, norms and procedures, interpretations (DMS) for and subject to the Department of Transportation, Inc. and the Connecticut State Highway Department.
- 3. The boundary delineation consists of a first survey.
- 4. The second survey is a topographic, accurate showing of data M-1 and a vertical, accurate showing of data M-2. (Reference is directed to the Connecticut Department of Transportation, Inc. and the Connecticut State Highway Department for the applicable regulations, standards, norms and procedures, interpretations (DMS) for and subject to the Department of Transportation, Inc. and the Connecticut State Highway Department.)
- 5. The map of the property is a first survey (DMS) and is subject to the applicable regulations, standards, norms and procedures, interpretations (DMS) for and subject to the Department of Transportation, Inc. and the Connecticut State Highway Department.
- 6. The map of the property is a second survey (DMS) and is subject to the applicable regulations, standards, norms and procedures, interpretations (DMS) for and subject to the Department of Transportation, Inc. and the Connecticut State Highway Department.
- 7. The map of the property is a third survey (DMS) and is subject to the applicable regulations, standards, norms and procedures, interpretations (DMS) for and subject to the Department of Transportation, Inc. and the Connecticut State Highway Department.
- 8. The map of the property is a fourth survey (DMS) and is subject to the applicable regulations, standards, norms and procedures, interpretations (DMS) for and subject to the Department of Transportation, Inc. and the Connecticut State Highway Department.
- 9. The map of the property is a fifth survey (DMS) and is subject to the applicable regulations, standards, norms and procedures, interpretations (DMS) for and subject to the Department of Transportation, Inc. and the Connecticut State Highway Department.
- 10. The map of the property is a sixth survey (DMS) and is subject to the applicable regulations, standards, norms and procedures, interpretations (DMS) for and subject to the Department of Transportation, Inc. and the Connecticut State Highway Department.
- 11. The map of the property is a seventh survey (DMS) and is subject to the applicable regulations, standards, norms and procedures, interpretations (DMS) for and subject to the Department of Transportation, Inc. and the Connecticut State Highway Department.
- 12. The map of the property is an eighth survey (DMS) and is subject to the applicable regulations, standards, norms and procedures, interpretations (DMS) for and subject to the Department of Transportation, Inc. and the Connecticut State Highway Department.
- 13. The map of the property is a ninth survey (DMS) and is subject to the applicable regulations, standards, norms and procedures, interpretations (DMS) for and subject to the Department of Transportation, Inc. and the Connecticut State Highway Department.
- 14. The map of the property is a tenth survey (DMS) and is subject to the applicable regulations, standards, norms and procedures, interpretations (DMS) for and subject to the Department of Transportation, Inc. and the Connecticut State Highway Department.
- 15. The map of the property is an eleventh survey (DMS) and is subject to the applicable regulations, standards, norms and procedures, interpretations (DMS) for and subject to the Department of Transportation, Inc. and the Connecticut State Highway Department.



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Christopher S. Juliano PE# 31773

NOT VALID WITHOUT

DATE: 09/10/19

REVISIONS:

JULIANO ASSOCIATES

1973 INC. 2019

Professional Engineer
Date: 09/10/19
Project No: 19-160
Revision: 1 of 9

Property & Topographic Survey
Land of
Blue Trail Range
#316 North Branford Road
Wallingford, Connecticut

WARNING: REMOVAL OF UTILITIES

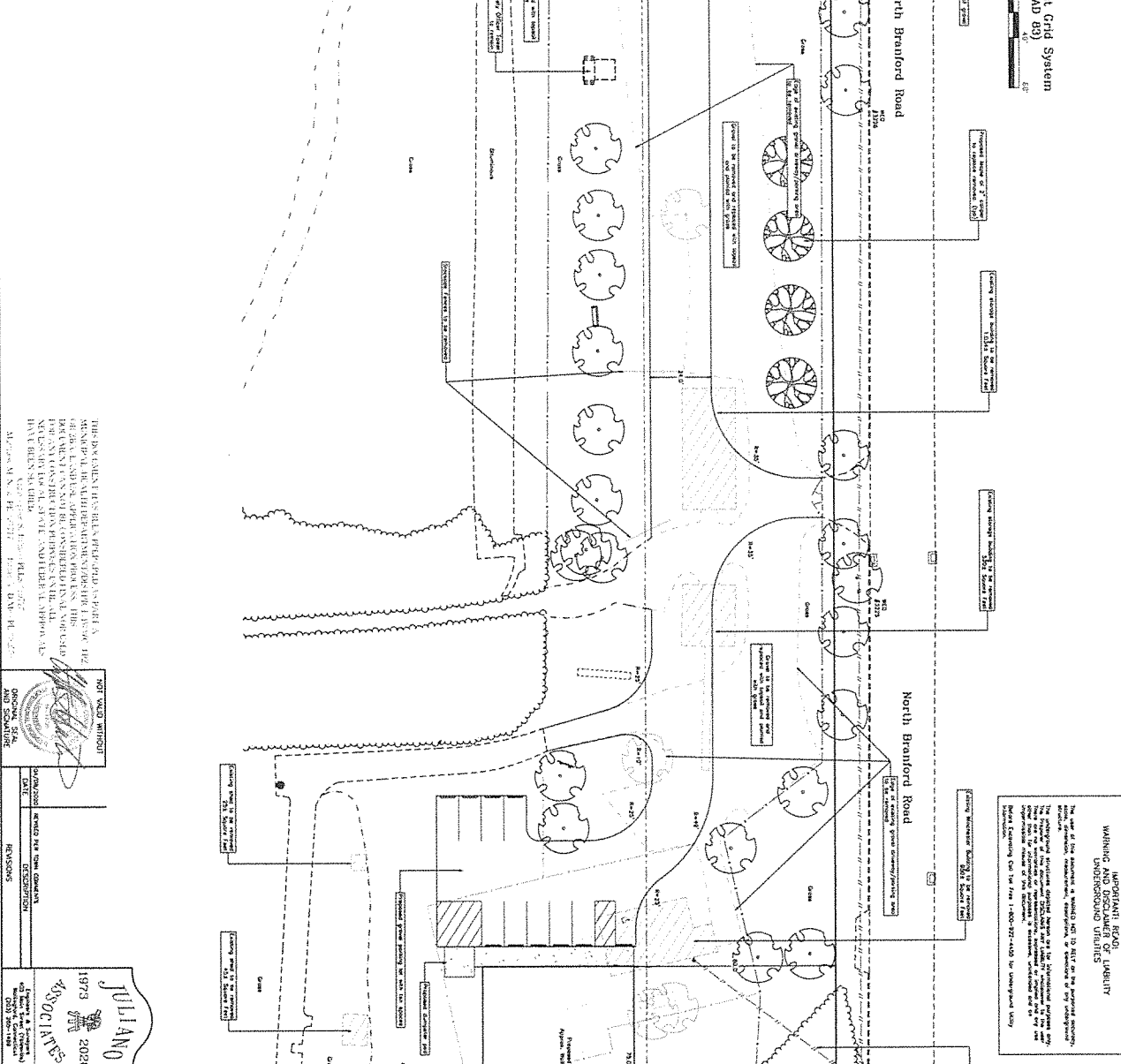
The map of this survey is intended to be used for the purpose of showing the location of underground utilities. It is not intended to be used for the purpose of showing the location of underground utilities. It is not intended to be used for the purpose of showing the location of underground utilities. It is not intended to be used for the purpose of showing the location of underground utilities.



Connecticut Grid System
 (MAD 83)

LEGEND

EXISTING CONDITIONS	
1	Asphalt Paved Road
2	Asphalt Paved Drive
3	Concrete Paved Road
4	Concrete Paved Drive
5	Gravel Paved Road
6	Gravel Paved Drive
7	Gravel Paved Area
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IMPORTANT INFO:
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NOT VALID WITHOUT
 SEAL AND SIGNATURE

DATE: 03/06/20
 DESIGNER: JULIANO ASSOCIATES, LLC
 PROJECT NO.: 19-160

Site Layout Plan
 Section 2 of 2
 Land of
 Blue Trail Range
 #316 North Branford Road
 Wallingford, Connecticut

Drawn: CAULANO
 Date: 03/06/20
 Scale: 1" = 20'

Designed: CAULANO
 Project no.: 19-160
 Sheet: 4 of 9

Zoning Table

Maximum Area (sq. ft.)	Minimum Area (sq. ft.)	Maximum Height (ft.)	Maximum Floor Area Ratio (FAR)	Maximum Density (units/acre)
150,000	10,000	35	0.5	20
100,000	10,000	35	0.5	20
50,000	10,000	35	0.5	20
25,000	10,000	35	0.5	20
10,000	10,000	35	0.5	20

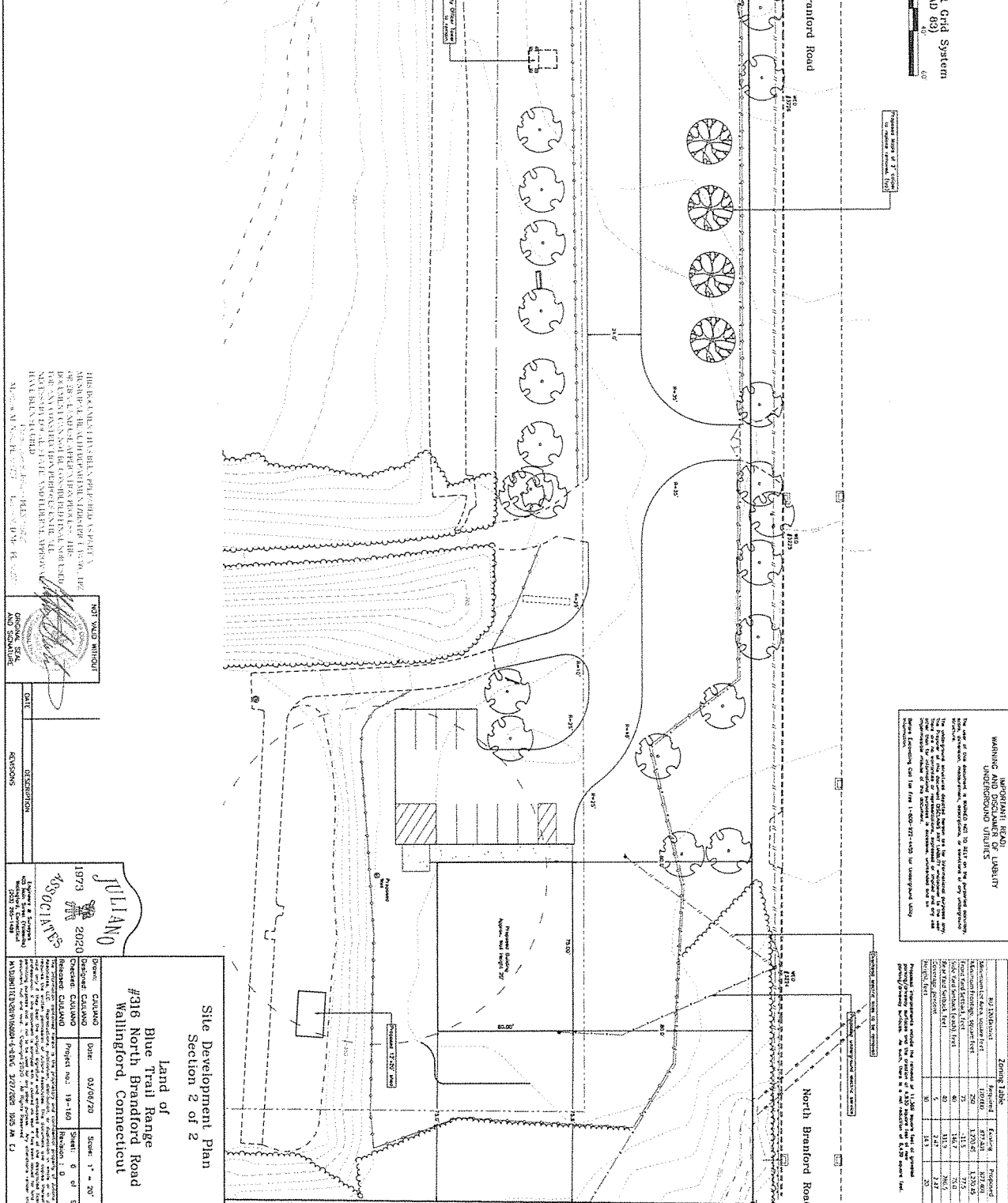
Professional Engineer Seal for the State of Connecticut
 CAULANO
 License No. 10000
 Date: 03/06/20



Connecticut Grid System
 (NAD 83)
 60
 100
 200
 400
 600
 800
 1000

LEGEND

0	Non-Proprietary	Property Lines
1	Proprietary	Proprietary Lines
2	Proprietary	Proprietary Lines
3	Proprietary	Proprietary Lines
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100	Proprietary	Proprietary Lines



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DATE: 02/08/20
 DESCRIPTION: SITE PLAN
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

Land of
Blue Trail Range
#316 North Brantford Road
Wallingford, Connecticut

Site Development Plan
Section 2 of 2

Drawn: JULIANO
 Date: 02/08/20
 Scale: 1" = 20'

Checked: JULIANO
 Project No.: 19-160
 Sheet: 6 of 9

1973
 JULIANO ASSOCIATES
 405 MAIN STREET (VALESVILLE)
 WALLINGFORD, CONNECTICUT 06495-1489

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Project: 19-160
 Date: 02/08/20

Zoning Table

NO. of Lots	Existing	Proposed
10	10	10
20	20	20
30	30	30
40	40	40
50	50	50
60	60	60
70	70	70
80	80	80
90	90	90
100	100	100



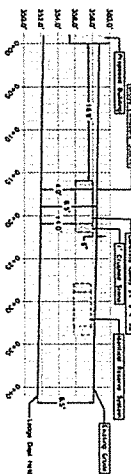
Connecticut Grid System
(NAD 83)

LEGEND

1	Proposed Road	1	Proposed Road
2	Proposed Sidewalk	2	Proposed Sidewalk
3	Proposed Utility	3	Proposed Utility
4	Proposed Storm Sewer	4	Proposed Storm Sewer
5	Proposed Sewer	5	Proposed Sewer
6	Proposed Water	6	Proposed Water
7	Proposed Gas	7	Proposed Gas
8	Proposed Electric	8	Proposed Electric
9	Proposed Cable	9	Proposed Cable
10	Proposed Fiber Optic	10	Proposed Fiber Optic
11	Proposed Telephone	11	Proposed Telephone
12	Proposed Fire Alarm	12	Proposed Fire Alarm
13	Proposed Security	13	Proposed Security
14	Proposed Data	14	Proposed Data
15	Proposed Video	15	Proposed Video
16	Proposed Audio	16	Proposed Audio
17	Proposed Low Voltage	17	Proposed Low Voltage
18	Proposed High Voltage	18	Proposed High Voltage
19	Proposed Gas	19	Proposed Gas
20	Proposed Water	20	Proposed Water
21	Proposed Sewer	21	Proposed Sewer
22	Proposed Storm Sewer	22	Proposed Storm Sewer
23	Proposed Utility	23	Proposed Utility
24	Proposed Sidewalk	24	Proposed Sidewalk
25	Proposed Road	25	Proposed Road

Table with 4 columns: Stationing, Elevation, Description, and Notes. Includes data for various utility lines and structures.

Septic Gully Cross Section "AA"



NOTES:
1. THIS PLAN IS TO BE CONSIDERED AS PART OF THE PROPOSED SEPTIC SYSTEM. THE SEPTIC SYSTEM SHALL BE CONSIDERED AS PART OF THE OVERALL SITE PLAN AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH DEPARTMENT. THE SEPTIC SYSTEM SHALL BE CONSIDERED AS PART OF THE OVERALL SITE PLAN AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH DEPARTMENT.

Table with 4 columns: Stationing, Elevation, Description, and Notes. Includes data for various utility lines and structures.

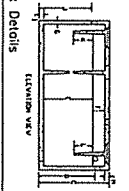
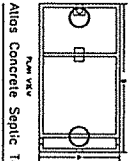
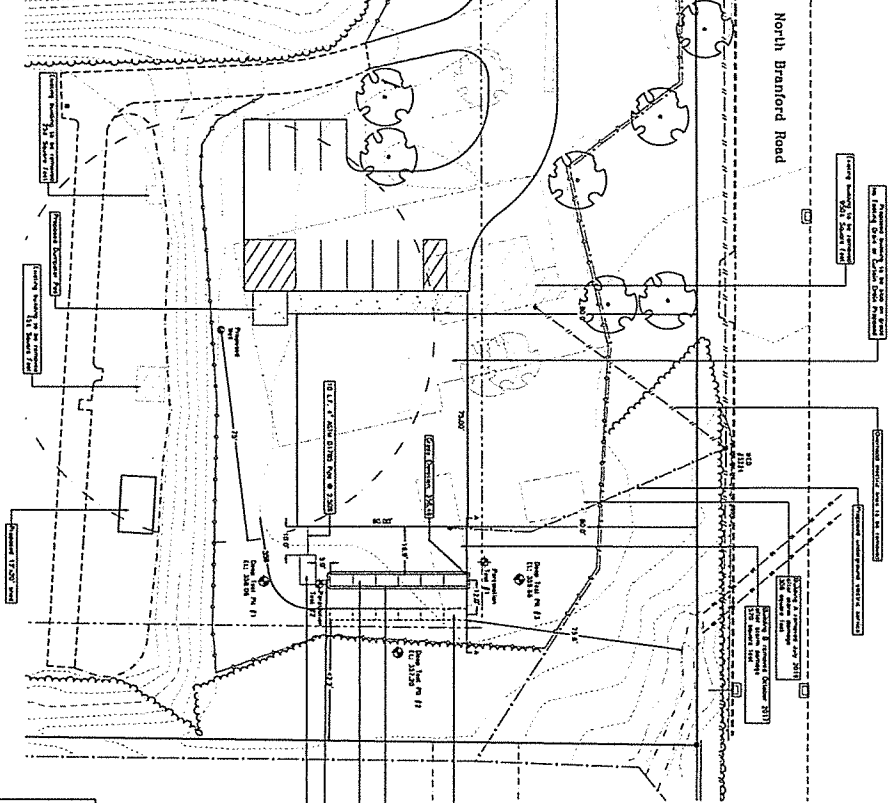
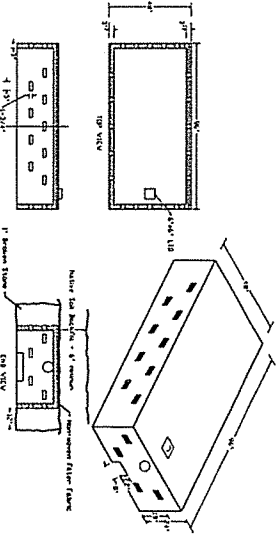


Table with 4 columns: Stationing, Elevation, Description, and Notes. Includes data for various utility lines and structures.



Concrete Gully Detail (24" x 4' x 8')

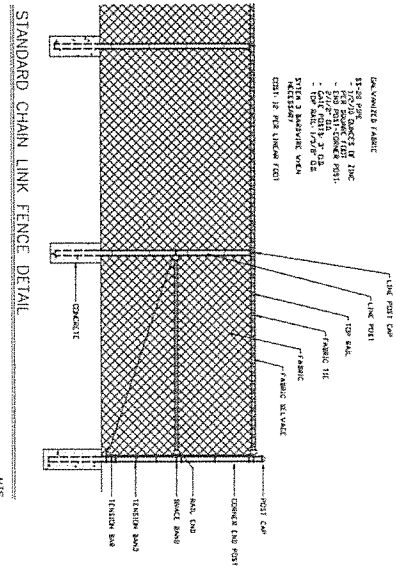
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The undersigned certifies that the information contained herein is true and correct to the best of their knowledge and belief. The undersigned certifies that the information contained herein is true and correct to the best of their knowledge and belief.

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DISPOSABLE
DATE: 04/22/2021
REVISIONS

JULIANO ASSOCIATES
1978 2020

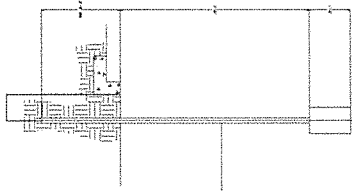
Proposed Septic Plan
Land of
Blue Train Range
#318 North Branford Road
Wallingford, Connecticut

Project: 19-100
Date: 03/04/20
Sheet: 1 of 2
Scale: 1" = 20'



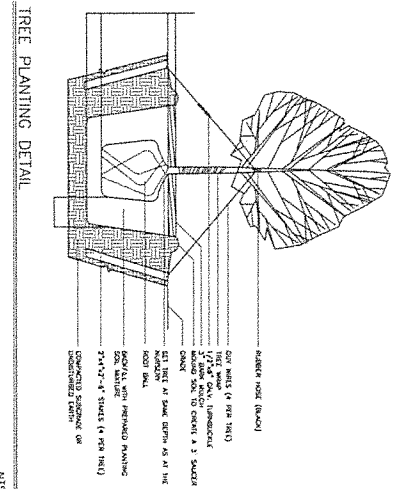
NTS

Handl. Cap. Sign Detail

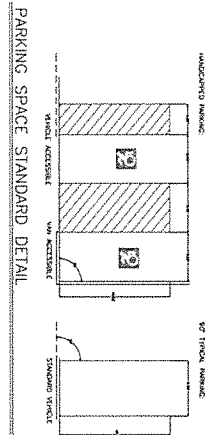


TYPICAL PARKING SIGN DETAIL

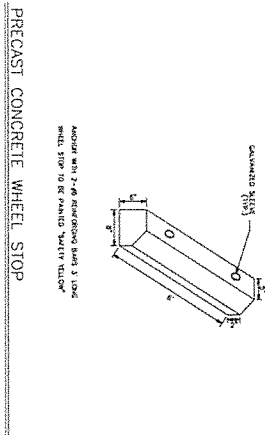
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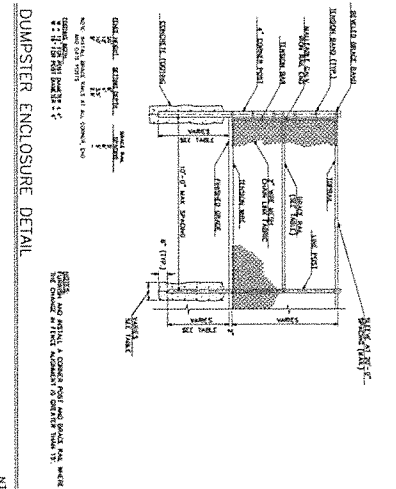
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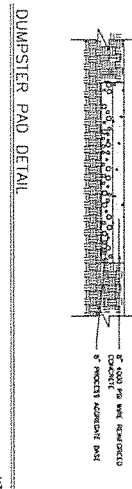
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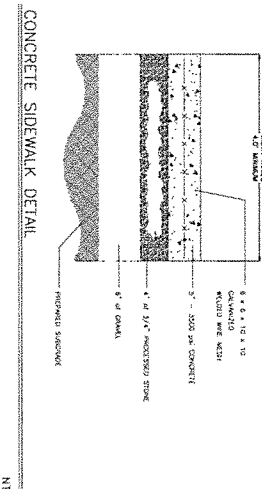
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DATE: _____

DESCRIPTION: _____

REVISIONS: _____

JULIANO ASSOCIATES

1973 **INC** 2020

405 MAIN STREET, CALESVILLE, CT 06415
 (203) 265-1480

Site Details

Land of Blue Trail Range
 #316 North Brandford Road
 Wallingford, Connecticut

Project: 19-160
 Scale: N.T.S.
 Sheet: 8 of 9
 Revision: 1.0

Drawn: ZECORONA
 Date: 03/06/20
 Designer: ZECORONA
 Checker: CALIANO
 Project No.: 19-160
 Date: 03/06/20

1973 JULIANO ASSOCIATES, INC. 2020
 405 MAIN STREET, CALESVILLE, CT 06415
 (203) 265-1480



SEMI-DRAINAGE

- 1. DETENTION
- 2. FILTER
- 3. COLLECTION

1. DETENTION

A temporary storm detention device or flow rate of a block. It is intended to reduce the peak flow rate of runoff from a drainage area to a level that will not cause damage to the receiving water body.

1. DETENTION
The detention device shall be designed to store runoff from a drainage area for a period of time sufficient to allow the peak flow rate to be reduced to a level that will not cause damage to the receiving water body.

2. FILTER
The filter shall be designed to remove sediment and debris from the runoff before it enters the receiving water body.

3. COLLECTION
The collection device shall be designed to collect runoff from a drainage area and transport it to a water body.

4. FLOW RATE

The flow rate of runoff from a drainage area shall be limited to a maximum of 1.0 cfs per acre of impervious area.

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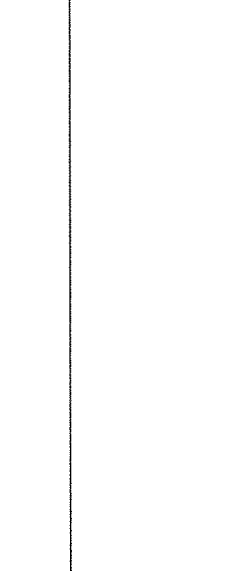
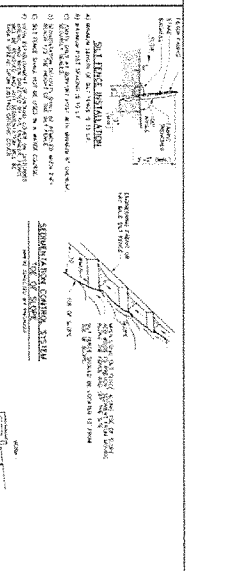
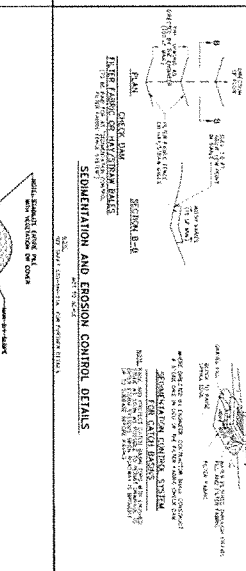
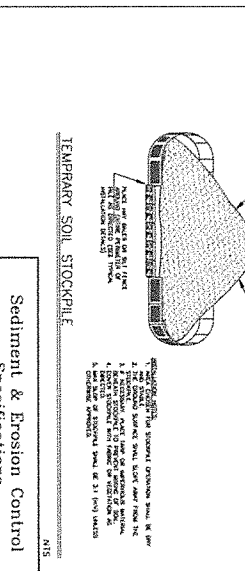
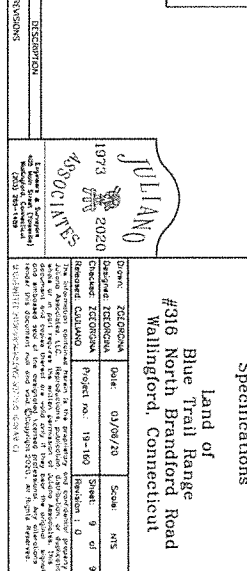
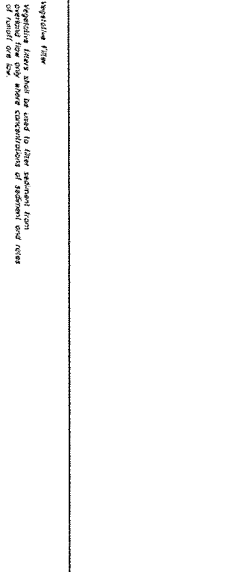
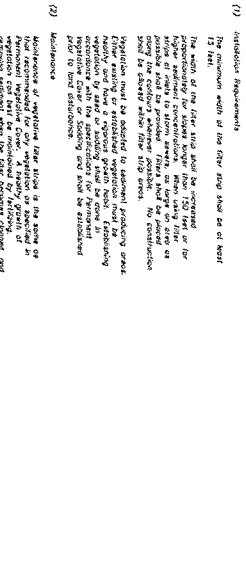
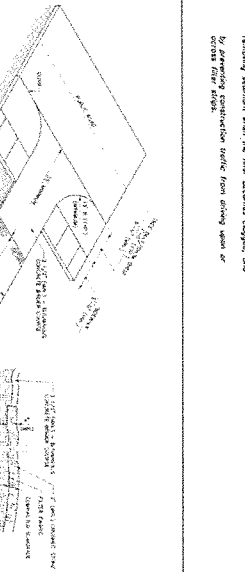
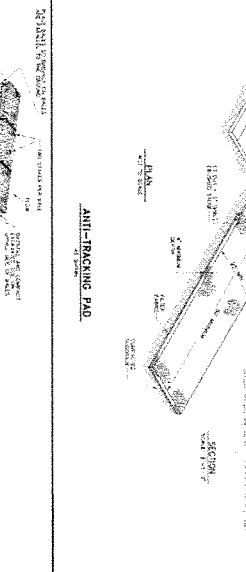
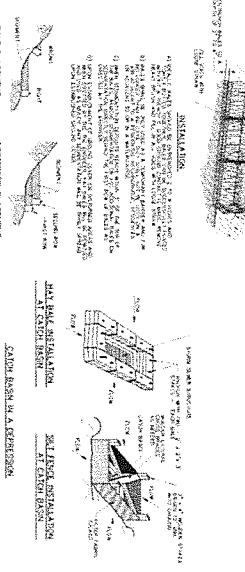
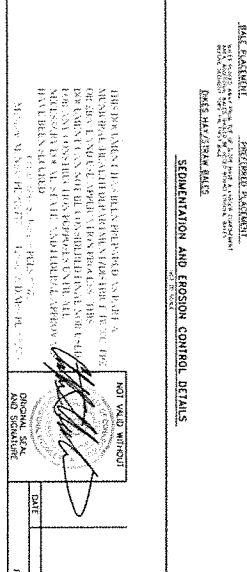
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The flow rate of runoff from a drainage area shall be limited to a maximum of 1.0 cfs per acre of impervious area.

NOT VALID WITHOUT
DIAGONAL SEAL
AND SIGNATURE
DATE: _____
REVISIONS: _____

JULIANO ASSOCIATES, LLC
405 MAIN STREET (VALESVILLE)
WALLINGFORD, CT 06495
TEL: 203-265-1450
FAX: 203-949-1523
WWW.JULIANOASSOCIATES.COM

Land of
Blue Trail Range
#316 North Brandford Road
Wallingford, Connecticut
Sediment & Erosion Control
Specifications
Scale: N1S
Sheet: 9 of 9
Project No: 19-160
Drawn: ZELDONA
Checked: ZELDONA
Date: 03/09/20
Project: 19-160
Scale: N1S
Sheet: 9 of 9



TOWN OF WALLINGFORD
DEPARTMENT OF PUBLIC UTILITIES
WATER AND SEWER DIVISIONS

*Fax to: Tom Talbot
2095*

ENGINEERING SECTION
PHONE: 203-949-2672
FAX: 203-949-2678

206-20 D

INTEROFFICE MEMORANDUM

TO: TOM TALBOT, ACTING TOWN PLANNER TAL
FROM: ERIK KRUEGER, SENIOR ENGINEER – WATER AND SEWER DIVISIONS
SUBJECT: APPLICATION #206-20 SITE PLAN
BUILDING ADDITION & STORAGE GARAGE
MDT REALTY, LLC
25 NORTH PLAINS HIGHWAY
DATE: JUNE 2, 2020

CC: N. AMWAKE; D SULLIVAN; J. PAWLOWSKI; MDT REALTY, LLC; R. PAGE, WINTERBOURNE LAND SERVICES

The staff of the Water and Sewer Divisions has reviewed the drawings submitted for the subject application and this memo consolidates their comments and requirements.

The proposed development as shown on the drawings includes a second story addition to the existing house and a proposed storage garage. The existing building is serviced by municipal water and sanitary sewer service. The existing water service is a 3/4" copper service line with a 5/8" meter. The sanitary sewer lateral is 4-inch PVC in the yard and 6-inch PVC in the street.

It is not apparent whether any utility service revisions or modifications will be required or if the existing water service and meter are capable of delivering the water demands associated with the proposed addition or storage garage.

There are details of the site plan relative to the water and sewer utilities that need to be worked out and therefore we request that the following list of items be made conditions of approval that must be resolved prior to the issuance of building permits for the proposed building:

1. Submission of water use and sewer use estimates including plumbing fixture counts for all new proposed and all existing fixtures to remain within the building, addition and storage garage in accordance with Water and Sewer Division requirements.
2. If it is necessary to upgrade the water service or meter in order to accommodate the proposed fixture demand it will be the owner's responsibility to pay all costs to perform the upgrade including connection charges and fees.
3. Submission of a site utility plan incorporating any modifications or revisions to the water and sanitary sewer services to the building (if required) subject to the final review and approval of the Water and Sewer Divisions prior to the start of construction.
4. If there will be floor drains in the proposed storage garage and vehicle maintenance or vehicle washing are proposed then all wastewater associated with such activities must be discharged to a pretreatment device prior to entering the municipal sanitary sewer collection system. An oil/water/grit separator in accordance with the requirements of the Sewer Division would be required and registration under the Connecticut Department of Energy and Environmental Protection's general permit for vehicle maintenance wastewater may also be necessary. Also, a monitoring

TOM TALBOT, ACTING TOWN PLANNER
JUNE 2, 2020
PAGE 2

manhole would be required to be installed on the sanitary sewer lateral near the street-line.

Also, Town Ordinance No. 577 stipulates that if a building permit is issued for improvements/repairs of buildings, costing at least \$25,000, then the Town may conduct an inspection of the property in order to determine if any groundwater or storm water drains are connected to the sanitary sewer. Therefore, if the proposed renovations meet these criteria, we hereby request that the property owner contact this office to arrange for an inspection of the property by the Sewer Division to review potential sources of inflow and infiltration that may need to be disconnected from the municipal sanitary sewer system.

O:\Engineering\P&Z Applications\North Plains Highway 31 - Site Plan 206-20 - Storage Garage.docx

RECEIVED

MAY 06 2020

WALLINGFORD
PLANNING & ZONING
APPLICATION FOR SITE PLAN APPROVAL

Base Fee:	\$250.00
Additional Fee:	<u> -0- </u>
Show Calculation for Additional Fee:	_____
Total Fee Submitted:	<u> 250.00 </u>

APPLICATION NO.: 206-20

NAME OF APPLICANT: MDT REALTY, LLC DATE: 5-5-20
(Please Print)

MAILING ADDRESS: 25 NO. PLAINS HIGHWAY PHONE: (203) 996-8668
WALLINGFORD, CT. 06492
(City) (State) (Zip)

OWNER OF PROPERTY: SAME MAILING ADDRESS: SAME
(City) (State) (Zip)

LOCATION OF BUILDING LOT: 31 NORTH PLAINS HIGHWAY

INTENDED USE(S): STORAGE GARAGE

SQ. FOOTAGE OF USE(S): 2940 ZONING DISTRICT: I-40 LOT SIZE: 20,515 SF.

NAME OF SURVEYOR: WINTERBOURNE LAND SERVICES PHONE: (203) ~~996~~ 203-284-0392
(Please Print)


Applicant's Signature

MDT Realty LLC
Company Name (If Applicable)

FOR OFFICIAL USE:
Application Submitted: _____ Application Fee Paid: _____ Forwarded for Review: _____

"Applicants before the Planning & Zoning Commission should be aware that said Commission cannot, and does not, regulate the traffic control signals, signs, markings and other safety devices which may be required by the Legal Traffic Authority (LTA) for the Town (Ref. C.G.S. 14-297, 14-298) as a result of the applicant's proposal. Improvements and/or conditions required by the LTA are an independent submission and approval process. The Town subscribes to the best practices of the Manual of Uniform Traffic Control Devices with consultation and guidance being provided by the Town Engineer. Any applicant obligations concerning the supply and installation of traffic control devices, or improvements and/or conditions that may be required by the LTA must be satisfied at the applicant's expense. Work performed pursuant to such requirements shall be fully completed, inspected and approved by the LTA or his designee, before applicant requests Road Acceptance".

!!!! THE APPLICANT, OR THEIR REPRESENTATIVE, MUST BE PRESENT AT EACH PZC MEETING AT WHICH THEIR APPLICATION WILL BE HEARD !!!!

206-20A

PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT

RECEIVED

MAY 19 2020

WALLINGFORD
PLANNING & ZONING

APPLICATION: #206-20

DATE OF SUBMISSION: March 6, 2020

DATE OF RECEIPT: May 11, 2020

SCHEDULED MEETING: June 8, 2020

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Site Plan (storage garage)/MDT Realty, LLC/31 North Plains Highway

LOCATION:

REFERRED TO:

ELECTRIC

HEALTH

BUILDING

ENGINEERING

INLAND WETLANDS

OTHER

FIRE

WATER & SEWER

DEPARTMENT COMMENTS: No File for 31 North Plain Highway w/t Health Dept IF property is on septic /well - Health Dept must Reviewe plan to meet required set back distances

SIGNED BY: 

Chief Sanitarian
(Title)

DATE: 5-18-20



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

Alison M. Kapushinski, P.E.
Town Engineer

206-20 B

MEMO

TO: Planning & Zoning Commission

FROM: Department of Engineering *AMK*

RE: **PZC Application #203-20**
31 North Plains Highway/ Site Plan

DATE: May 27, 2020

Dear Commissioners:

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

- Improvement Location Survey, Winterbourne Land Services, dated 4/22/20
- Details drawing, Summer Hill Civil Engineers & Land Surveyors, P.C., dated 5/1/20
- Stormwater Infiltration System Sizing Computations, Summer Hill, dated 5/1/20

We recommend the following comments as Conditions of Approval:

1. Proposed grading (contours and spot elevations) to be shown on final plans. If they are being shown, applicant to make them appear different from existing grading information.
2. Roof downspout locations to be shown on final plans.
3. Applicant shall grade the site to prevent overland flow to adjacent properties. If the intent of the grading design is to flow to #25 North Plains Highway, as they are both currently owned by MDT Realty, LLC, a right to drain easement or a lot consolidation shall be obtained. If the intent is to drain to #25 North Plains Highway, a pipe analysis showing the existing pipes can handle the additional flow shall be provided.
4. Applicant to submit a design that ensures stormwater runoff will not impede adjacent properties when detention system fills and the catch basin overtops. The storage volume of the system is sized to detain the water quality volume. This system has not been sized for a 2-year through 100-year storm event. If the intent is to overflow to #25 North Plains Highway, a pipe analysis showing the existing pipes can handle the additional flow shall be provided.
5. Work is proposed on adjacent property (#25). Temporary construction easement to be acquired to complete this work.

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



Town of Wallingford, Connecticut

JAMES SEICHTER
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 29, 2020

MDT Realty LLC
25 N. Plains Highway
Wallingford, CT 06492

RE: Site Plan Application #206-20
Storage Garage, 31 North Plains Industrial Highway

Gentlemen:

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

1. No floor plan is shown. Is this building entirely devoted to storage?
2. There are no utility plans shown either for the enlarged house or the new building.
3. One of the proposed parking spaces for the new building may have to be a handicapped accessible space.
4. The properties at #25 and #31 North Plains Industrial Highway are currently owned by the same entity and are both located in an I-40 District. I-40 Districts require a minimum lot size of 40,000sf and road frontage of at least 150ft. The property at #31 North Plains Industrial Highway Road is a nonconforming lot in that it has only approximately 20,000sf of lot area and 100ft of road frontage.
Section 6.13 C.2. of the Wallingford Zoning Regulations states in part that lots which are contiguous and where either or both lots are nonconforming in respect to area or frontage "shall be considered an undivided lot per for the purposes of these regulations...". In other words #25 and #31 North Plains Industrial Highway are considered to be one lot per the zoning regulations and should be shown as such on the plan.
5. This office would recommend a sedimentation and erosion control bond of \$2000.00.

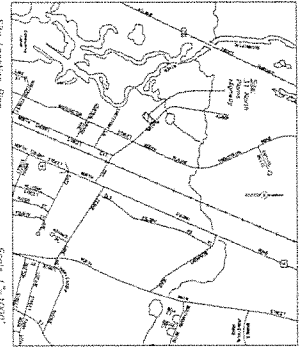
Attached are comments from the Town Engineer and Town Sanitarian.

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

206-20C

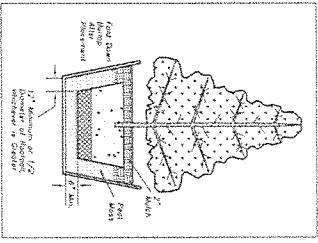


Summary Notes

- 1A. This survey was prepared in accordance with the Regulations of the Connecticut State Agency, Statewide as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1995, amended October 24, 2010.
- B. This is an improvement location survey, intended to establish monuments with respect to the existing site boundary for the site approval.
- C. Boundary Determination Category: Highway
- D. Horizontal Accuracy Class: A-2
- E. Vertical Accuracy Class: A-2
2. **Key References:**
 - A. "Map Showing Property of Adams & Justice" Plotted on a Grid, 1850, showing the location of the site. Located on an Old Post Road, Wallingford, Connecticut, April 1933, Scale 1"=20'. Prepared by Philip A. Weston P.E.
 - B. "Photometric/Planimetric Survey and Topographic Survey" conducted by MDR Realty, LLC, shown as lot 2 Phoenix Park North Plains Highway, Wallingford, Connecticut, State of Connecticut, 1/2, 2004'. Reported by David C. Long, P.E.
 - C. "Phoenix Park Rehabilitation Plan, Phoenix Park Region, Wallingford, Connecticut, 1/2-03, 2001, Scale 1"=40', New 1/2-20-03', Prepared by Project 1, Division P.E.S. Map #1460 N.H.10.
3. "Survey" is subject to statements on map of record on record.
4. Location of underground features depicted herein are based upon field survey of visible surface structures such as curbs, basins and manholes. The location of underground features such as utility lines, in addition, other utilities and subsurface features may also exist, unknown to the Surveyor. The Surveyor is not responsible for the location of such features until they are located by the Contractor prior to construction. See BSR0047-100-000.
5. North Plains Highway is a four lane divided highway with a median and a designated shoulder 30 feet from the center of the road way.
6. "Project currently Zoned I-40"
7. Easements across boundary lines are limited to those previously visible to the Surveyor. Determination of the location of all easements is subject to record.
8. Property is to be granted an easement for access over the land of MDR Realty, LLC located at 25 North Plains Highway.

PLANTING SCHEDULE

Type	Quantity	Height & Spread	Time until Maturity
Maple	2	30'-40' High	15 years
Red Oak	2	30'-40' High	15 years
White Oak	2	30'-40' High	15 years
Red Pine	2	20'-25' High	15 years
White Pine	2	20'-25' High	15 years



PARKING CALCULATIONS

Item	Value
Parking Required	2340 SF Storage Capacity @ 1/1500 GRADE Spaces
Available Parking	1800 SF @ 15' x 12'
Deficiency	540 SF

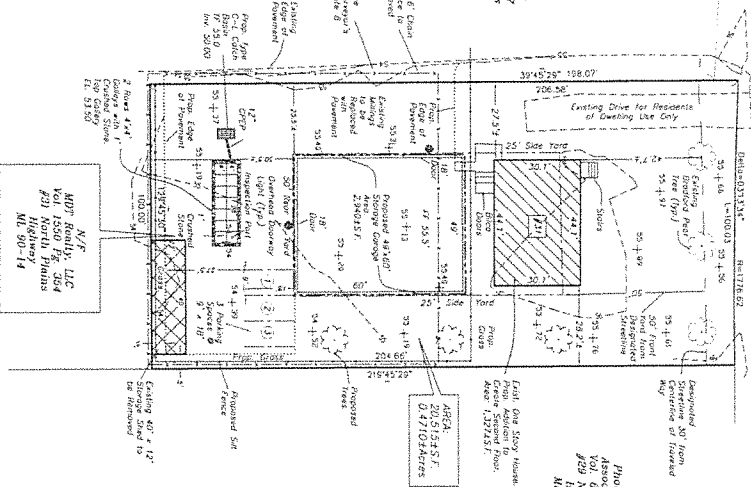
Item	Quantity	Existing	Proposed
Total Area	40,000 SF	20,152 SF (51%)	23,312 SF (58%)
Footprint (Net)	150 H.	10,072 H. (67%)	10,000 H. (67%)
Total Area	20,152 H. (50%)	10,072 H. (50%)	10,000 H. (50%)
Footprint (Gross)	150 H.	10,072 H. (67%)	10,000 H. (67%)
Total Area	20,152 H. (50%)	10,072 H. (50%)	10,000 H. (50%)
Footprint (Net)	150 H.	10,072 H. (67%)	10,000 H. (67%)
Footprint (Gross)	150 H.	10,072 H. (67%)	10,000 H. (67%)
Building Height	50 H.	50 H.	50 H.

PLANNING NOTES

A. Front Yard Setback Commences at Designated Structure

B. Fire-Eating Condition

C. Variance Resources (for 2nd Floor Addition)



North Plains Highway

LEGEND

Proposed Monument	■
Proposed Easement	▨
Monument Found	□
Flag/Vision Found	○
Man Hole	⊙
Other Item	⊗
Water Gate (AND ONLY USE)	⊕
Trees	●
Proposed Tree	○
Light Pole	⊙
Utility Enclosed (Survey 1991)	⊕
Edge of Pavement	—
Avail. Edge of Pavement	---
Property Line	----
RI, SINKS	.....
Avail. & Full Fence	.....
Report	.....
Shaded Note	.....
Disturbed Structure	.....
Contour Line	.....
Contours	.....
Spot Heights	.....
Proposed Structure	.....
Other Item	.....

Improvement Location Survey
Proposed Storage Warehouse
Land N/F
MDR Realty, LLC
31 North Plains Highway
Wallingford, Connecticut

Date: April 22, 2020

1 inch = 20 Feet

0 20 40 60

02-134-43

June 3, 2020

Mr. Tom Talbot,
Town Planner
45 South Main Street
Wallingford, CT 06492.

Re: Site Plan Application #206-20
31, North Plains Highway.

Dear Mr. Talbot,

In response to your letter of May 29, 2020 concerning the above referenced application, we offer the following comments on behalf of the applicant:

1. The building will be for storage only
2. The existing residence is served by municipal water and sanitary sewer and electric utilities. The proposed garage will have one bathroom in it and electric services. The applicant will work with the Town water/sewer dept and electric division to determine whether the existing services can be tapped, or whether new lines will be required.
3. We will revise one of the spaces to show it as handicap accessible.
4. We were advised by Mrs. Hand and Ms. Torres when we met with them prior to submitting our application, that merging the two parcels (#31 and #25 North Plains Highway) owned by the Applicant was not a requirement.
5. We accept the bond requirements.
6. Our Engineer is meeting with the Town Engineer on Thursday June 4th to discuss her comments. We will work with her office to resolve any concerns.

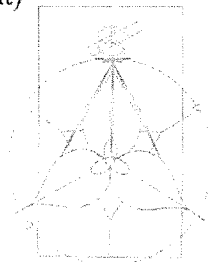
Please feel free to contact this office with any follow up questions or concerns.

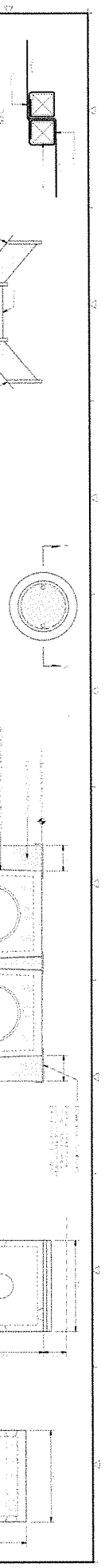
Respectfully submitted,



Rosalind C Page.

CC: Andrew Lucibello (Applicant)
Michael Ott PE.





1. THE WINDOW SHALL BE MANUFACTURED BY AN APPROVED MANUFACTURER.

2. THE WINDOW SHALL BE CONFORMANT WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) LISTING AND SHALL BE MARKED AS SUCH.

3. THE WINDOW SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

4. THE WINDOW SHALL BE MAINTAINED IN GOOD ORDER AND REPAIRED AS NECESSARY TO MAINTAIN ITS LISTED PERFORMANCE.

5. THE WINDOW SHALL BE SUBJECT TO INSPECTION AND TESTING BY THE AUTHORITY HAVING JURISDICTION.

6. THE WINDOW SHALL BE SUBJECT TO THE REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS.

7. THE WINDOW SHALL BE SUBJECT TO THE REQUIREMENTS OF THE APPLICABLE CONTRACT DOCUMENTS.

8. THE WINDOW SHALL BE SUBJECT TO THE REQUIREMENTS OF THE APPLICABLE SPECIFICATIONS.

ME
MET REALTY LLC
1001 PINE STREET
ANN ARBOR, MI 48106

Springer HMI
Civil Engineer of Record
1001 PINE STREET
ANN ARBOR, MI 48106

MEET REALTY LLC
1001 PINE STREET
ANN ARBOR, MI 48106

DETAILS

1 OF 1

Summer Hill

Civil Engineers & Land Surveyors, P.C.

BY: MJO DATE: 5-1-20 SUBJECT: 31 North Plains Highway Wallingford, Connecticut SHEET No.: 1 OF 1

CHECKED: LJM DATE: 5-1-20 Stormwater Infiltration System Sizing Computations PROJECT No.: 20-18

Size infiltration system to store the volume of stormwater equivalent to a 1-inch depth over all new impervious surfaces:

1. Proposed garage building roof area = 2,940 ft²

Proposed pavement area = 5,560 ft²

Total new impervious surface area = 8,500 ft²

2. Volume of stormwater equivalent to a 1-inch depth over total new impervious surface area:

8,500 ft² x 1 in/12 in/ft = 708 ft³

3. Storage volume per leaching chamber:

12.2 ft² x 3.50 ft = 42.7 ft³

4. Storage volume per lineal foot of crushed stone surround:

4.0 ft² x 1.0 ft x 0.35 = 1.4 ft³

5. Storage volume per lineal foot of infill crushed stone:

(1.6 ft² x 1.0 ft x 0.35) = 0.6 ft³

6. Total storage volume provided:

14 leaching chambers x 42.7 ft³ / chamber = 598 ft³

60 ft crushed stone on long sides x 1.4 ft³ / ft = 84 ft³

16 ft crushed stone on short ends x 1.4 ft³ / ft = 22 ft³

28 ft infill crushed stone x 0.6 ft³ = 17 ft³

(598 + 84 + 22 + 17)ft³ = 721 ft³

RECEIVED

MAY 06 2020

WALLINGFORD
PLANNING & ZONING

RECEIVED

7A

MAR 19 2020

WALLINGFORD
PLANNING & ZONING

Date: March 9, 2020

Ms. Kacie Hand, Town Planner
Wallingford Town Hall
45 South Main Street
Wallingford, Connecticut 06492

RE: Limited Special Permit #408-08
Jack A James, Inc., As Agent for Meacham, LLC.
249 Dudley Avenue

Dear Ms. Hand,

On behalf of Meacham, LLC, Jack A. James, Inc. is hereby requesting an extension of the Limited Special Permit for stockpiling materials on the above premises for an additional 2 years. This facility is currently operating under a Connecticut Department of Energy & Environmental Protection Solid Waste Transfer Station Permit #14801084 for the management of contaminated soils. In addition to the Permit extension, we are also requesting approval to operate the facility on Saturdays and/or Sundays on a limited basis at the request of our customers to accommodate emergency situations. We anticipate the total number of these days to be less than 20/year and traffic would be approximately 6 truckloads/day.

Should you have any questions or need additional information, please feel free to contact me.

Sincerely,
As Agent for Meacham, LLC.

Jeffrey A. James
Secretary - Jack A. James, Inc.
5 Northfield Road
Wallingford, Connecticut 06492-5246
(Office) 203-269-3355
(Cell) 203-509-0491

Bill Hoyack
bhoyack@trubluco.com

CC: W.J. Hoynack - JA James, Inc.

J. Seichter - Chairman PZC

7B



Date: April 9, 2020

RECEIVED

Ms. Kacie Hand, Town Planner
Wallingford Town Hall
45 South Main Street
Wallingford, Connecticut 06492

APR 15 2020

WALLINGFORD
PLANNING & ZONING

RE: Permit Number 408-08, 1Q 2020 Soil Report

Dear Ms. Hand,

Please accept this quarterly letter report on behalf of True Blue Environmental, Inc., summarizing soil activities at 249 Dudley Avenue, Wallingford. At the present time per date recorded above, there is approximately 1,303 cubic yards of clean fill stockpiled on site. In addition, the total quantity of material in our isolated stock bins is approximately 936 cubic yards.

We remain diligent in maintaining our good standing with our neighbors and the Wallingford community. Should you have any issues or questions, please feel free to call me directly.

Sincerely,

As Agent for True Blue Environmental, Inc.

A handwritten signature in black ink, appearing to read 'W. Hoynack'.

William J. Hoynack
Director - Environmental Services
5 Northfield Road
Wallingford, Connecticut 06492-5246
(Cell) 860-989-9761



Town of Wallingford, Connecticut

7C

SPECIAL PERMIT

#408-08

ISSUED TO: Jack A. James, Inc.
NAME: Jack A. James, Inc.
ADDRESS: 14 Grand Place – Newtown, CT 06470
ISSUED FOR: Stockpiling 9,500 cubic yards of earth products

OWNER OF PROPERTY: Meacham, LLC
LEGAL DESCRIPTION
OF PROPERTY: 249 Dudley Avenue

CONDITIONS OF PERMIT:

1. The hours of operation are limited to Monday – Friday, 8:00 a.m. to 5:00 p.m.
2. The applicant shall provide quarterly reporting to the Town Planner showing the location, size and content of the material being stored.
3. This Limited Special Permit shall expire two (2) years from this date (June 9, 2010).
Expiration Date

DATE APPROVED BY PZC: June 9, 2008

WALLINGFORD PLANNING AND ZONING COMMISSION

Linda A. Bush, Town Planner

***BUILDING PERMIT WILL NOT BE ISSUED UNTIL CONDITIONS ARE MET.**



Town of Wallingford, Connecticut

FILE COPY

JAMES SEICHTER
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 26, 2020

Jack Farrell
85 South Cherry Street
Wallingford, CT 06492

Survey Waiver #803-20
85 South Cherry Street

Dear Mr. Farrell:

Your request to waive the survey requirement for the purpose of constructing a 350 sq.ft. deck on the south side of the dwelling unit located at 85 South Cherry Street was approved administratively on Tuesday, May 26, 2020 with no conditions; your Survey Waiver Permit is enclosed.

Please present this document in the Building Department when applying for any permits associated with this project.

Regards,

Thomas M. Talbot
Planner

/ss

Enclosure

CC: Wallingford Building Department



Town of Wallingford, Connecticut

FILE COPY

SURVEY WAIVER

A Permit to Waive the Survey Requirement

ZONING PERMIT #803-20

TO: Jack Farrell
85 South Cherry Street
Wallingford, CT 06492

FOR: 350 sq. ft. to south side of existing dwelling

APPLICABLE
ADDRESS: 85 South Cherry Street

DATE
APPROVED: May 26, 2020

WALLINGFORD PLANNING AND ZONING COMMISSION

THOMAS M. TALBOT, PLANNER

THIS DOCUMENT MUST BE PRESENTED IN THE BUILDING DEPARTMENT WHEN APPLYING FOR ANY PERMITS ASSOCIATED WITH THIS PROJECT



Town of Wallingford, Connecticut

April 8, 2020

FILE COPY

Eric Bergeron
3 Gina Lane
Wallingford, CT 06492

FILE COPY

RE: Survey Waiver #802-20
3 Gina Lane

Dear Mr. Bergeron:

Your request to waive the survey requirement in order to construct an addition on the rear of your dwelling located at 3 Gina Lane was approved administratively on Thursday, April 2, 2020 with no conditions; your Survey Waiver Permit is enclosed.

Should you have questions pertaining to this matter, please do not hesitate contacting the Wallingford Planning and Zoning Office at 203-294-2090.

Regards,

Amy B. Torre
Land Use Specialist/Zoning Enforcement Officer

/md

Enclosure

CC: Wallingford Building Department



Town of Wallingford, Connecticut

FILE COPY

SURVEY WAIVER

A Permit to Waive the Survey Requirement

ZONING PERMIT #802-20

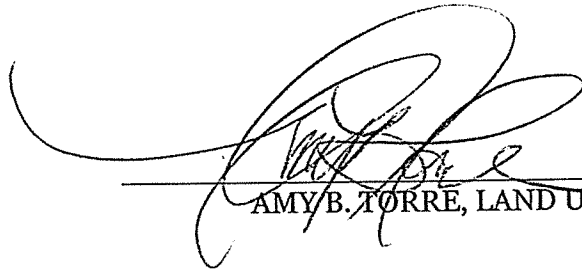
TO: Eric Bergeron
3 Gina Lane
Wallingford, CT 06492

FOR: Addition on the rear of dwelling

APPLICABLE
ADDRESS: 3 Gina Lane

DATE
APPROVED: April 2, 2020

WALLINGFORD PLANNING AND ZONING COMMISSION



AMY B. TORRE, LAND USE SPECIALIST

THIS DOCUMENT MUST BE PRESENTED IN THE BUILDING DEPARTMENT WHEN APPLYING FOR ANY PERMITS ASSOCIATED WITH THIS PROJECT



Town of Wallingford, Connecticut

7

ROBERT V. BALTRAMAITIS, P.E.
Director of Public Works

STEPHEN M. PALERMO
Superintendent of Public Works

Department of Public Works
29 Town Farm Road
Wallingford, Connecticut 06492

Telephone (203) 294-2105
Fax (203) 294-2107

March 17, 2020

Mr. Thomas Talbot, Planner
Town of Wallingford
Planning & Zoning
45 South Main Street
Wallingford, CT 06492

RECEIVED

MAR 18 2020

WALLINGFORD
PLANNING & ZONING

RE: Special Permit #405-15 – 60 Prince Street

Dear Mr. Talbot:

As we recently discussed, DPW has completed improvements at the referenced location to resolve 'outstanding matters' as described in a July 9, 2019 memo to me from Ms. Kacie Hand. We feel these matters have been addressed as follows:

Drainage – To correct the drainage runoff from the 60 Prince Street property into the cemetery, we have installed a drainage collection system including a trench drain at the connecting driveway to collect surface flow and discharge it to an on-site drywell. The revised drainage pattern is compliant with the original representation that runoff will not drain to the cemetery. (See **Photo 1** depicting the drainage collection system)

Driveway - The connecting driveway between 60 Prince Street and the cemetery was steep and frequently experienced erosion. As part of constructing the drainage collection system, we were able to lessen the overall elevation change and re-grade the dirt/ gravel connecting driveway. The re-grading and drainage system has corrected the previous erosion condition. (See **Photo 2** depicting the connecting driveway)

Properties – For zoning purposes, the parcels are considered merged. The Engineering Department has prepared a Lot Consolidation plan which has been filed on the Wallingford Land Records as Map #5457. This negates the need for cross-easements for drainage/ access purposes.

Egress – As described above, the connecting driveway has been re-graded and results in an adequate driveway slope. This facilitates vehicular egress through the cemetery, as represented.

Use – The approved use of the facility is noted.

Ms. Hands July 9th memo to me references a previous memo she had sent to the former DPW Director on February 24, 2017. In addition to the items described above, items in that memo are also addressed as follows:

Small stockpiles and wood stack – All debris piles have since been removed by DPW.

Lighting - The former building mounted lighting on the east side of the building at 60 Prince Street has since been removed.



Photo 2 – Re-Graded Connecting Driveway



Photo 3 – On-Site Fence and Striping

Striping – Parking spaces, including an accessible space, were delineated with pavement markings. (See **Photo 3** depicting the parking stalls)

Fence – A chain link fence has been installed at 60 Prince Street on the north side of paved area as depicted on the approved Site Plan. (See **Photo 3** also depicting the fence)

I trust that you will agree that the outstanding matters have been satisfactorily addressed. Please review and confirm this for me so that I may close out this matter. In the meantime, if you have any questions or require any additional information, please let me know.

Truly Yours,



Robert V. Baltramaitis, P.E.
DPW Director

Cc: Ms. Amy Torre, Land Use Specialist/ ZEO



Photo 1 – Trench Drain at Connecting Driveway



Town of Wallingford, Connecticut

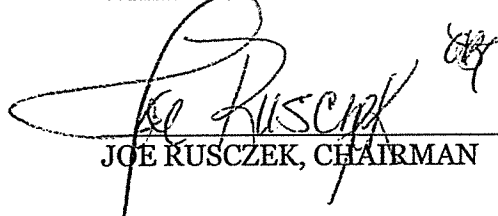
LEGAL NOTICE

The Wallingford Zoning Board of Appeals, at its meeting of Monday, May 18, 2020, voted to take the following actions:

They voted to approve:

1. #20-005 – Variance/David T. Warren Family Trust/rear yard of 20 ft. (50 ft. required) to construct a storage garage at 809 North Main Street Extension in an RF-40 District.
2. #20-006-Variance Request/MDT Realty, LLC/front yard of 42.7 ft. (50 ft. required) to construct vertical addition at 31 North Plains Highway in an I-40 District.
3. #20-007 – Variance Request/Stone Wall Boundaries, LLC/building coverage of 17.6% (15% maximum permitted) to construct a detached garage at 23 Colonial Lane in an R-18 District.

WALLINGFORD ZONING BOARD OF APPEALS


JOE RUSCZEK, CHAIRMAN

DATED AT WALLINGFORD
May 19, 2020

PUBLICATION DATE
May 22, 2020



Town of Wallingford, Connecticut

Wallingford Zoning Board of Appeals Meeting
Monday, June 15, 2020
7:00 p.m.

REMOTE MEETING ONLY

The Zoning Board of Appeals meeting of June 15, 2020 will take place REMOTELY ONLY.

The meeting can be accessed through:

<https://global.gotomeeting.com/join/768091917>

YOU CAN ALSO DIAL IN USING YOUR PHONE:

United States (Toll Free): 1-(786)-535-3211

Access Code: 768-091-917

Live Stream of the meeting will also be available on the Town of Wallingford You Tube Channel:

<https://www.youtube.com/c/wallingfordgovernmenttelevision>

Materials for this meeting will be posted on the Town's website: www.town.wallingford.ct.us

Upon entering the meeting, please wait for instructions from the Chairman as to how the meeting will proceed. To all participants: Please **MUTE** your microphone until called on to speak.

Public Comment shall be permitted only on the Public Hearings. Please wait for instructions from the Chairman before speaking.

AGENDA

Call to Order
Pledge of Allegiance
Roll Call

PUBLIC HEARINGS

1. #20-004 – Variance Request/Malton/100 Center Street (**WITHDRAWN**)
2. #20-008 – Variance Request/Choate Rosemary Hall Foundation, Inc./333 Christian Street
3. #20-009 – Variance Request/McCarn/19 Pierson Drive
4. #20-010 – Variance Request/Nesti & Prior/143 South Main Street (**NO ACTION REQUESTED**)
5. #20-011 – Special Exception Request/Bartone/43 South Elm Street
6. #20-012 – Variance Request/Ricci/17 Fritz Place
7. #20-013 – Variance Request/Generations Obstetrics & Gynecology, P.C./150 South Main Street

CONSIDERATION OF MINUTES

8. February 18, 2020, Regular Meeting
9. May 18, 2020, Regular Meeting

ELECTION OF OFFICERS

10. Election of Officers

ADJOURNMENT

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 the meeting date.

Current Zoning Complaints

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
Accessory Structure	9/13/2019	2019-073	40	Third Street	Giarratana
	1/1/2014	2014-001	14	School House Road	Sagnella
Animal(s)					
Rooster	5/29/2020	2020-014	90	Simpson Avenue	
Ducks	4/23/2020	2020-012	29	West Ridgeland Road	Hopperstad
Rooster(s)	7/31/2018	2018-032	610R	South Elm Street	Joaquim
Donkey, Mini Horse	5/1/2017	2017-020	79	Kondracki Lane	Brilles
Animals					
chickens not confine	1/27/2020	2020-009	169	South Cherry Street	Ochoa
Goats	1/8/2020	2020-002	11	Deer Run Road	Kieslich
Commercial in Residential					
	1/17/2020	2020-008	5	Audette Drive	Jean Schwindenhammer
Commercial Vehicle					
	4/3/2013	2013-016	5	Stegos Drive	Shuda

Coverage

Tuesday, June 02, 2020

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
outbuildings, Garage	6/14/2019	2019-045	408	North Elm Street	Sousa
Dwelling Unit					
3+ dwelling units in	1/7/2020	2020-004	5	Cedar Street	
illegal dwelling in ou	10/8/2019	2019-077	297	Grieb Road	Oldani
Dwelling in camper	8/21/2019	2019-060	108	North Whittlesey Avenue	Lariviere
Garage Height, illega	5/29/2019	2019-031	15	Hemingway Drive	Diana
Detached Garage as	5/28/2019	2019-035	310	North Main Street	Corbett & Craig
Dwelling Unit(s)					
potentially 2 illegal u	3/25/2020	2020-011	7	Wisk Key Wind Road	Francis
8-10 rooms rented-	5/1/2019	2019-026	162	Mansion Road	Lebov
2 Units	4/1/2019	2019-019	160	Woodhouse Avenue	McCoy
2 Units	3/18/2019	2019-018	59	Sawmill Drive	
4 Units	11/28/2018	2018-040	91	North Orchard Street	Rocco
3-4 units	3/2/2018	2018-008	184	North Airline Road	Cerrone
3 Units	1/16/2018	2018-001	15	Washington Street	Valentino
	9/14/2017	2017-047	1266	Barnes Road	Joan and Graham Dale, Catherine McDowell

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
	8/10/2017	2017-044	58	North Branford Road	Ibar
Accessory Apartmen	2/27/2017	2017-011	68	Old Lane	McMannus
Accessory Apartmen	3/16/2016	2016-003	283	Highland Avenue	Drucker
Accessory Apartmen	3/7/2016	2016-002	10	Cooke Road	Soderman
Garage	3/4/2016	2016-004	14	Overlook Drive	Berube
	6/18/2015	2015-101	1179	Old Colony Road	Smith
	5/5/2014	2014-023	73	Pent Highway	
4th unit	12/1/2013	2013-050	19	South Whittlesey Avenue	Venegas
2nd unit	5/20/2013	2013-026	6	Pauline Court	Cone
2nd unit	4/27/2012	2012-012	505	Church Street, Yalesville	You and Zhen
3rd unit	2/7/2012	2012-006	85	Christian Street	Souza
3rd unit	2/7/2012	2012-007	30	Duncan Street	Laudano Family LLC
3rd unit	2/7/2012	2012-008	104	North Cherry Street	Lewko
3rd unit	2/7/2012	2012-009	19	North Street	Ostrofsky
4th unit	2/6/2012	2012-005	30-34	Hope Hill Road	Bennett

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
2 units	9/24/2009	2009-070	52	Grieb Trail	Ridley
Accessory Apt	7/18/2008	2008-050	57	Jobs Rd	Citak
Encroachment					
Fencing in Town RO	8/27/2019	2019-075	1036,1040	Durham Road	Andy Salzo (1040)
Excavation/Fill/Stockpiling					
Material being bro	9/26/2019	2019-070	1173	South Broad Street	Romar Properties LLC (Robert Cone)
Excavation/filling					
	8/11/2016	2016-035	980	New Rock Hill Road	Dubec
Floodplain					
unpermitted filling	5/20/2020	2020-013	950	South Colony Road	
Illegal Rooming/Boarding House					
renting rooms indivi	12/19/2019	2019-089	180	Cook Hill Road	Rivers
illegal subdivision					
	3/26/2003	2003-025	84	Chimney Hill Road	Lippold
Lighting					
	1/25/2019	2019-012	54	Williams Road	Gagliardi
Open Space					
	6/29/2016	2016-023	19	Harvest Lane	Pugliese

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
	7/13/2015	2015-120	159	Pond Hill Road	
	5/26/2009	2009-029	5	Megan Lane	Yu
Outside Storage					
RV > 30ft	1/27/2020	2020-007	88	Seiter Hill Road	Lachance
Camper in front yard	1/22/2020	2020-006	627	North Elm Street	Vumback
	4/8/2019	2019-021	19	Claremont Avenue	Yasensky
Container	3/1/2018	2018-005	11	Backes Court	Girard
signage, Site Plan	6/27/2017	2017-032	283	South Colony Road	Phillip Scagnelli (Estate)
Camper/Boat/Com	6/26/2017	2017-030	14	Martin Trail	Scranton
Fill, Floodplain	10/31/2016	2006-046b	8-10	Summerwood Drive	Lohmann
	7/1/2012	2012-028	25	Meadow Street	Allen
	7/1/2012	2012-029	37	Meadow Street	McInvale
Boat/Camper/Com	8/17/2009	2009-056	140-144	Dudley Avenue	Thorsen, LLC
	7/3/2009	2008-048	136	Dudley Ave	Nalcerio
, Streamline Encroac	12/12/2006	2008-009	471	South Elm Street	Miller
	9/18/2006	2006-046	1150	Old Colony Road	Lohmann

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
Parking	7/11/2005	2005-072	84	Grieb Road	Self
	3/17/2015	2015-067	189	South Cherry Street	Torelli
Signage	5/7/2018	2018-016	18	Center Street	Center Street Luncheonette
	5/7/2018	2018-015	156	Center Street	DHI Too
	5/7/2018	2018-013	88	Center Street	Catalyst Studio
	5/7/2018	2018-011	144	Center Street	Words on Wood
	10/2/2017	2017-050	400	North Colony Street	Wallingford Tire & Auto
	6/28/2017	2017-033	424	North Colony Street	Rick's Antiques
Site Plan, Outside Storage					
unscreened dumpst	7/10/2019	2019-053	99	North Colony Street	Checker's Food Store
Site Plan/Special Permit					
	3/4/2019	2019-014	30	Barnes Industrial Road South	
Notice Requirement	6/27/2018	2018-028	12-15	Wind Swept Hill Road	Paradise Hills Winery
Also Signage	11/20/2017	2016-008	765	North Colony Road	Rick's on 5
Stockpiling; Illegal re	4/24/2017	2005-026b	400	Washington Street	Taylor

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
	2/23/2017	2017-012	60	Prince Street	Henry McCully, Director
	4/21/2016	2016-011	250	Main Street	Brother's Pool
	7/13/2011	2011-051	315	North Colony Street	Wallingford Sam's Gulf
	5/4/2011	2011-023	128	East Street	Eagle Realty, LLC
	8/3/2009	2009-054	384	South Colony Street	dba Cheap Auto Rental
	7/27/2009	2009-045	197	Ward Street	Doolittle (CDZ, LLC)
	11/7/2007	2007-090	120	Church Street	Yalesville Properties, LLC
Stockpiling, Illegal re	1/3/2005	2005-026	400	Washington Street	Taylor
Special Permit					
Conditions	3/4/2020	2020-010	988	East Center Street	
Stockpiling					
	6/10/2015	2015-108	279	Parker Farms Road	
Subdivision Approval					
	9/27/2009	2009-044	1370	Durham Road	DeBaise Construction Company, Inc.
Use					
Unpermitted Mobile	5/30/2019	2019-038	991	North Colony Road	Papale
Storage	5/29/2019	2019-032	156	Center Street	DHI too (business)

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
Commercial In Resid	1/11/2017	2017-001	63	Carriage Drive	Summers
Auto Repair	4/25/2016	2016-001	323	North Cherry Street Extension	
Commercial In Resid	10/19/2015	2015-154	6	Blakeslee Road	Smith
	6/4/2014	2014-036	187	Williams Road	Maier
Commercial In Resid	5/19/2014	2014-029	97	Saw Mill Road	Valley Racing Pigeon Club, LLC
Commercial in Resid	4/24/2014	2014-009	27	Bailey Avenue	Bailey Ave Associates
Scrap Yard Expansio	4/15/2013	2013-024	1131	South Broad Street	DFT Inc.
Commercial Vehicle	4/2/2013	2013-013	715	North Farms Road	Binix and Mappa
motor vehicle	9/15/2012	2012-039	253	South Cherry Street	Acosta
Greenbelt	6/15/2012	2012-051	151	North Plains Industrial Road	151 North Plains Industrial Road, LLC
	9/21/2011	2011-061	130	East Street	Yumbia
	4/12/2011	2011-032	940	Church Street	Verner
Signage	2/3/2011	2011-010	391	Main Street	Duszynski
	10/23/2009	2009-080	412	Main Street, Yalesville	Splitting Images
Motor vehicle	9/30/2009	2003-027b	20	North Plains Highway	Stone

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
Use & Excavation/Filling					
filling in wetlands/fi	4/11/2001	2013-021	12 & 15	Wind Swept Hill Road	Ruggiero
	6/3/2019	2019-036	1245	Old Colony Road	Pytel
Use, Dwelling Units					
3 residential units wi	9/17/2019	2019-071	340	Quinnipiac Street	Delta Arsenal
Variance, Conditions of Variance					
	2/7/2017	2017-009	369	North Colony Street	North Colony Properties, LLC

Current Zoning Complaints Closed

Complaint Closed	Complaint ID	Complaint Open	Violation	Street #	Street Name	Owner Last Name	Owner First Name
6/1/2020	2020-010	3/4/2020	Site Plan/Special Permit	988	East Center Street		Benchmark Land Develo