



Town of Wallingford, Connecticut

FINAL AGENDA
Wallingford Planning & Zoning Commission Meeting
Monday, July 13, 2020

The following Public Hearings will be heard at the Wallingford Planning and Zoning Commission's meeting of Monday, July 13, 2020 at 7:00 p.m. REMOTELY ONLY. The meeting can be accessed through:

<https://global.gotomeeting.com/join/317557133>

YOU CAN ALSO DIAL IN USING YOUR PHONE:

United States (Toll Free): 1-646-749-3112

United States +1(312)757-3129

Access Code: 317-557-133

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 Public Hearing will be posted on the Town's website: www.town.wallingford.ct.us

Call to Order

Pledge of Allegiance

Roll Call

Consideration of Minutes – June 8, 2020

PUBLIC HEARINGS

1. Zoning Text Amendment/§4.24 Rental Housing Opportunity District/Sunwood Dev. #502-20
2. Zoning Map Amendment (R-18 to RHOD)/Sunwood Dev/52 Woodhouse Avenue #503-20
3. Special Permit/TC Realty, LLC/122 Center Street #405-20

NEW BUSINESS

4. Site Plan /Sunwood Development/52 and 88 Woodhouse Avenue #204-20
5. Site Plan (Multi-family Conversion)/W. Ulbrich/71 Curtis Avenue (No Action) #207-20
6. Site Plan /V. DiNatale/382 Center Street #208-20
7. Site Plan (Accessory Apartment)/R. Doolittle/4 Mellor Road #209-20
8. Site Plan/D.T. Warren Family Trust/ 809 North Main Street Ext (No Action) #210-20

BOND RELEASES AND REDUCTIONS

9. Subdivision /DiNatale/605 North Elm Street #101-17
10. Site Plan/NERP Holdings/801 North Colony Road #203-18
11. 3G Construction/344 Grieb Road

REPORTS OF OFFICERS AND STAFF

12. Administrative Approvals
 - a. Change of Use/Constitution Real Estate/91 South Main Street #303-20
 - b. Survey Waiver/M. Desjardins/713 7th Ridge Road #804-20
 - c. Survey Waiver/D. Behun/289 North Airline Road #805-20
 - d. Survey Waiver/Gaetano's Home Improvement/111 Grandview Avenue #806-20
13. ZBA Decisions – 6-15-20
14. ZBA Notice – 7-20-20
15. Zoning Enforcement Log

Individuals in need of auxiliary aids for effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five (5) days prior to meeting date.



Town of Wallingford, Connecticut

JAMES SEICHTER
CHAIRMAN-PLANNING & ZONING COMMISSION

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

LEGAL NOTICE

The following Public Hearings will be heard at the Wallingford Planning and Zoning Commission's meeting of Monday, July 13, 2020 at 7:00 p.m. REMOTELY ONLY

1. #503-20-Zoning Map Amendment for Sunwood Development from R-18 (Single Family Residential) to RHOD (Rental Housing Opportunity District) for a .5 acre parcel located on the eastern portion of property located at 52 Woodhouse Avenue.
2. #502-20- Zoning Text Amendment for Sunwood Development Corp to amend Section 4.24,(Rental Housing Opportunity District (RHOD)) of the Wallingford Zoning Regulations concerning maximum lot size and rear yard requirements. Zone: RHOD
3. #405-20- Special Permit for TC Realty LLC to permit two 2nd floor apartments in an existing structure at 122 Center Street. Zone: Town Center District

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WALLINGFORD PLANNING AND ZONING COMMISSION

ROCCO MATARAZZO, SECRETARY

TMT

DATED AT WALLINGFORD
June 29, 2020

PUBLICATION DATES
July 2, 2020
July 9, 2020

DRAFT

Wallingford Planning & Zoning Commission
Monday, June 8, 2020
Remote Meeting
MINUTES

DRAFT

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

Pledge of Allegiance was recited by all.

Roll Call: Present: James Fitzsimmons, Regular Member; Jeff Kohan, Regular Member; Rocco Matarazzo, Secretary; JP Venoit, Vice-Chair; Jim Seichter, Chairman.

Staff: Amy Torre, Land Use Specialist/Zoning Enforcement Officer, Tom Talbot, Planner.

Absent: Steven Allinson, Alternate, Jaime Hine, Alternate, Armand Menard, Alternate.

Chairman Seichter explained how the virtual meeting would be conducted, how questions would be submitted and reviewed some rules.

Approval of Minutes – March 11, 2020

Commissioner Venoit: Motion to accept the minutes of the March 11, 2020 meeting as submitted,

Commissioner Kohan: Second

Vote: Unanimous to approve

Approval of Minutes – May 11, 2020

Commissioner Venoit: Motion to accept the minutes of the May 11, 2020 meeting as submitted,

Commissioner Kohan: Second

Vote: Unanimous to approve

Chairman Seichter noted that the following applications will not be heard at the request of the applicants.

#2 Zoning Text Amendments/§4.24 Rental Housing Opportunity District/Sunwood Development #502-20

#4 Site Plan (residential)/Sunwood Development/88 Woodhouse Avenue #204-20

PUBLIC HEARING

#1 Special Permit Revision/Choate Rosemary Hall/Renovations to Hill House/138 North Elm Street #404-20

Commissioner Matarazzo noted all new correspondence pertaining to this application for the record. Interdepartmental Referral dated March 5, 2020, from the Environmental Planner; Interdepartmental Referral dated March 5, 2020, from Fire Marshal; Memorandum dated May 14, 2020, from Alison Kapushinski, Town Engineer to Tom Talbot, Planner; Memorandum dated May 14, 2020, from Department of Engineering to Planning and Zoning Commission; Interdepartmental Referral dated March 5, 2020, from Town Engineer; Interdepartmental Referral Dated April 3, 2020, from Chief Sanitarian; letter dated May 19, 2020, from Thomas Talbot to Choate Rosemary Hall; Stormwater

Management Report prepared for Choate Rosemary Hall dated March 4, 2020; Interoffice Memorandum dated June 2, 2020, from Erik Krueger, Senior Engineer, Water and Sewer Division to Tom Talbot, Planner; topographic survey AS1-01 for 138 North Elm Street, Wallingford, CT; Set of Plans C-100 Hill House Renovations.

Rick Saltz, CFO for Choate Rosemary Hall explained that last July, Hill House was struck by lightning and caught fire, so had to be gutted. The building houses dorms, offices, and a pass-through to the cafeteria. They redesigned the building to make it symmetrical by expanding on the north side and to make it fully ADA compliant on all floors. It will have a slightly larger footprint. The number of beds in the dorms has been slightly reduced. There is no change to the parking or traffic flow. The special permit request is to rebuild Hill House for its original purpose. Richard Salopec, an architect with Bowie Gridley, of Washington, DC, showed a presentation and stated that the project is for the four-story addition on the northside and a single-story hall way. They will also add a new handicapped entrance on the west side of the building. He stated that they will replicate the original architecture. They will use glass and synthetic wood in traditional styles. Robert Pryor, a professional engineer and land surveyor with Landtech in Westport explained the changes to the site utilities and storm drainage. He talked about sheet 300 and sheet 400, which were submitted after the initial submission in response to a request from the Town Engineer. He noted that as a result of the changes in the site plan, they traded some existing impervious coverage for new impervious coverage totaling approximately 450 sq ft. He noted they have designed stormwater management facilities for that increase in coverage as well as to provide water quality treatment for some of the existing impervious coverage. There are two underground detention systems proposed. One is in the front of the building for roof drainage. This replaces downspouts that discharge on the ground. The larger underground detention system is for runoff from the new lawn areas and impervious pedestrian access as well as the roof in the rear of the building as well as the majority of the roof of the building. When full it will overflow into the current drainage system. By implementing the two underground detention systems, they will reduce both rates of runoff and volume of runoff for all storms up to and including the 100-year storm event. He noted that the water and sewer connections are essentially unchanged. Fire service for the sprinkler system as well as the Fire Department connection will be rerouted to the new corridor connection where there are reconfigured mechanical spaces. The other utility work will be reconnection of steam and hot water condensate lines from The WestWing building to the Melon Library. All the utility services are already on-site, they just need to reconfigure and reconnect them. There is no increase in student or staff population, no proposed increase to the parking lot, and no increased vehicle circulation. Mr. Salopec added that the renovation project will make the building fully ADA. They are replacing all the systems and the School is seeking a lead gold certification for reduced energy use. All new fire safety and life protection systems will be installed throughout the building, including lightning protection.

Commissioner Fitzsimmons asked if there is new lighting on the new addition. Mr. Pryor replied the only addition is one pole light adjacent to the new handicapped ramp in the back. It is a low pole light. Mr. Salopec added that there is no new exterior lighting, just one single light fixture over the fire stair exit on the west side.

Commissioner Kohan asked if the building is on the National Historic Register. Mr. Saltz replied that none of their buildings are.

Tom Talbot, Planner commented that all department comments have been addressed and incorporated into the plans that were distributed, including the Fire Access Plan which was received from the Fire Marshal.

PUBLIC COMMENT

Jack Beecher, Seiter Hill Road, Wallingford, asked what the synthetic wood is that will be used on the windows. Mr. Salopec explained that it is cellular PVC, made out of recycled plastic that looks like wood. It is the same as what was used for the St. John Student Center building. It looks like painted white wood but doesn't rot.

Lauren Takores, for the *Record Journal*, asked for an explanation of the new lightning protection. Mr. Salopec replied that metal bars will project out of the roof. This was done on the St. John building and others on campus. This allows lightning to strike the building and have the current pass down to the ground so it doesn't damage the building.

Chairman Seichter entertained a motion to close the Public Hearing.

Commissioner Venoit: Motion to close the Public Hearing on application #404-20 Special Permit Revision for Choate Rosemary Hall Foundation for an addition and renovation to its Hill House building at 138 North Elm Street, Zone R-18.

Commissioner Fitzsimmons: Second

**Vote: Venoit: yes; Fitzsimmons: yes; Kohan: yes; Matarazzo: yes; Chairman Seichter: yes
The Public Hearing was closed.**

Commissioner Venoit: Motion to approve #404-20 Special Permit for renovations and 7200 sq ft addition to Hill House for Choate Rosemary Hall for academic, residential and administrative space and allow associated site improvements at 138 North Elm Street as shown on plans entitled Hill House Renovations, Choate Rosemary Hall, 138 North Elm Street, Wallingford, CT 06492 dated December 13, 2019, revised to June 2, 2020 subject to the following conditions:

- **Comments in a letter from Thomas Talbot, Planner to Choate Rosemary Hall, dated May 19, 2020, to be entirely addressed,**
- **Comments and recommended conditions of approval in Interoffice Memorandum from Erik Krueger, Senior Engineer, Water and Sewer Division to Thomas Talbot, Planner, dated June 4, 2020.**
- **Comments and recommended conditions in the memo of Alison Kapushinski, Town Engineer, to Planning and Zoning Commission dated May 14, 2020,**
- **A sediment and erosion control bond of \$2,000 to be posted before the commencement of site work,**
- **and inclusion of a proposed fire lane.**

Commissioner Fitzsimmons: Second

**Vote: Venoit: yes; Fitzsimmons: yes; Kohan: yes; Matarazzo: yes; Chairman Seichter: yes
Special Permit #404-20 is approved.**

NEW BUSINESS

#3 Site Plan (Multi-family conversion – 2 to 3 family)/J. Morasutti/28 Franklin Street #203-20

Commissioner Matarazzo noted all new correspondence pertaining to this application for the record. Memo from Alison Kapuchinski, Town Engineer, dated May 14, 2020; Interdepartmental Referral dated March 6, 2020, from Town Engineer; Interdepartmental Referral dated March 6, 2020, from the Town Engineer; Correspondence June 1, 2020, to Jonathan Morasutti from Thomas Talbot, Planner.

John Morasutti of 28 Franklin Street explained that there is no survey of the property at Town Hall, only the deed. He provided diagrams and photos showing the property boundaries and dimensions. The property is 50 ft wide and 134.85 ft deep. Mr. Morasutti stated that the Engineering Department came out and found only one pin to use for the property layout. He showed that there are 10 feet from the property boundary on the left to the house foundation. On the right, there are about 14 ft from the house to the neighbor's driveway. There is currently a detached shed that is 28 feet back from the house and 38 feet from the right property line. A gazebo behind the house will be removed. He will gravel over the driveway on the left side of the house right up to the foundation. He explained the location of the required parking. He explained that there will be one space in front of the shed, four spaces across the back, and one behind the house. He will be putting fence and bushes as barriers along all sides.

Commissioner Matarazzo asked if detailed building plans have been submitted, as mentioned in the June 1st letter to Mr. Morasutti. Mr. Talbot replied that the practice has been that the Fire Marshal takes a quick look at the initial submission. After Planning and Zoning approval, then the applicant sits with the Fire Marshal to work out final details such as sprinklers and secondary access. The applicant has to work with the Fire Marshal before getting the building permit. Mr. Morasutti explained that he has had the fire and building inspectors on the property and that sprinklers and access to the 3rd floor were issues. He is working with the building inspector to provide adequate points of access. He explained the plan to provide a single means of egress for each floor.

Commissioner Matarazzo asked for clarification of what the Commission is voting on tonight. Chairman Seichter stated that the application is to convert the two-family to a three-family, but we don't have the building plans. Chairman Seichter noted that we can make a condition to meet the conditions of the June 1st memo and to comply with all building and fire codes. Mr. Morasutti noted that he met with the Planning and Zoning staff and understood that this meeting was to confirm the appropriate parking was available because the property is already zoned for three-family. Then compliance with Fire Marshal and Building inspector was secondary after Planning and Zoning approval.

Commissioner Matarazzo asked if the parking layout meets the requirements. Mr. Talbot replied that the regulations do not require a site plan for parking. The dimensions and setbacks appear to be reasonably accurate. Mr. Talbot stated that he is comfortable that the plan complies with the required parking, landscaping, and buffer. He proposed a condition that no CO be issued for a new apartment until all the site work is done.

PUBLIC COMMENT

None

Commissioner Venoit: Motion to approve the Site Plan application # 203-20 for Morasutti to add a third dwelling unit to the third floor of the existing two-family home as shown on untitled drawings and plans for 28 Franklin Street subject to the following conditions:

1. Comments from Thomas Talbot, Town Planner, dated June 1, 2020, including a \$500 site sediment and erosion control bond.
2. Comments from the Fire Marshal dated March 13, 2020.
3. Comments from Erik Krueger, Senior Engineer, Water & Sewer Division dated March 17, 2020.
4. Completion of the site work parking before issuance of a CO for the new apartment.

Commissioner Fitzsimmons: Second

Vote: Venoit: yes; Fitzsimmons: yes; Kohan: yes; Matarazzo: yes; Chairman Seichter: yes
Site Plan application #203-20 is approved.

#5 Site Plan (commercial)/Lyman/316 North Branford Road #205-20

Commissioner Matarazzo noted all new correspondence pertaining to this application for the record. Interdepartmental Referral dated May 11, 2020, from the Fire Marshal; Memo dated May 14, 2020, from Alison Kapushinski, Town Engineer to Tom Talbot, Planner; Correspondence dated May 15, 2020, from Tom Talbot, Planner to Deborah Lyman; Interdepartmental Referral dated April 3, 2020, from Town Engineer; Interdepartmental Referral dated April 3, 2020, from Chief Sanitarian; Interoffice Memorandum dated May 28, 2020, from Erik Krueger, Senior Engineer, Water and Sewer Division to Tom Talbot, Planner; set of plans dated March 3, 2020.

Zachary Georgina of Juliano Associates, 405 Main Street, Wallingford, explained the proposal. They will remove several existing buildings on-site (including three WWII barracks-style) and some buildings damaged in recent storms and build one for storage of support elements and maintenance vehicles. They will also remove 11,000 square feet of gravel to improve compliance with zoning requirements and create 4,930 square feet of new gravel while bringing parking into compliance.

Commissioner Kohan asked for clarification of the location of the buildings being removed and the one being added. He also asked how the former building space would be used. Mr. Georgina showed the building locations on the site plan and explained that some of the space will be the new drive aisle and some will be returned to grass.

Chairman Seichter asked if there would be new outside lighting with the new buildings. Mr. Georgina replied that there are no light towers, but there may be lights at the doors. He noted that all activity ceases at night at the range. Chairman Seichter asked if all lighting meets the requirements. Mr. Georgina replied yes.

Mr. Georgina reviewed the responses to staff comments. He reported that they have preliminary building plans and will review them with the Fire Marshal. They provided a drawing showing what was removed, what is being added, and what is staying the same. He stated that they have a materials list. He noted the erosion controls do appear on sheet 6 of the plans but were left off the legend. That will be fixed on the final revision. Mr. Georgina noted that they are adding designated handicapped space alongside the building that meets ADA requirements. He indicated he didn't understand the comment

on sheet 8 by the Town Engineer, as the plans meet the ADA requirements as posted on the ADA website. He reported that plans were submitted to the Health Department and he has a memo from Vanessa Beautista, the Chief Sanitarian dated June 1, 2020, that was not included in the packet. It asks for a couple of tweaks. Mr. Georgina reported that erosion control has been relayed to Water and Sewer. He will add detail on the gravel material to be used in the watershed protection area. He noted that the Water and Sewer division asked about hazardous material storage and indicated that they don't store hazardous materials except for approved gas cans for the operation of vehicles. Mr. Georgina offered to add to the plan that no parking area of more than 10 spaces can use sodium chloride for ice control. They will continue to work with Water and Sewer to make sure that any runoff from the site is kept in tip-top shape with no sediment or deposition leaving the site because of the location in the watershed. He responded to the Town Sanitarian's June 1st memo. Mr. Georgina shared the memo on screen. They will add the benchmark on the Septic plan. He agreed to change the effluent distribution pipe to the technical standards. He stated that they will amend the total gallery length plus the approved aggregate as noted in the memo.

Hearing no questions from the Commission or the Public, Chairman Seichter called for a motion.

Commissioner Venoit: Motion to approve application #205-20, Site Plan for Deborah Lyman to construct 4,740 sq. ft of storage and limited workshop in two structures to replace approximately 4,900 sq ft of the existing structure, at 316 North Branford Road as shown on plans entitled Limited Property Boundary Survey Improvement Location Survey Proposed Site Improvements Land of Blue Trail Range, 316 North Branford Road, Wallingford, CT dated March 6, 2020, revised to June 3, 2020 subject to the following conditions:

1. Comments in the letter from Thomas Talbot, Planner to Deborah Lyman dated May 15, 2020, as applicable.
2. Comments and recommended conditions of approval in Interoffice Memorandum from Erik Krueger, Senior Engineer, Water & Sewer Division to Thomas Talbot, Planner dated May 28, 2020.
3. Comments of Allison Kapushinski, Town Engineer, to Planning and Zoning dated May 12, 2020.
4. Sediment and Erosion Control Bond of \$2,000 to be posted before the commencement of work.
5. Comments of Fire Marshal Mike Gudelski, to Deborah Lyman dated April 29, 2020.
6. Comments from Chief Sanitarian dated May 18, 2020, and June 1, 2020.

Commissioner Fitzsimmons: Second

**Vote: Venoit: yes; Fitzsimmons: yes; Kohan: yes; Matarazzo: yes; Chairman Seichter: yes
Site Plan application #205-20 is approved.**

#6 Site Plan (commercial and residential) MDT Realty/31 North Plains Highway #206-20

Commissioner Matarazzo noted all new correspondence pertaining to this application for the record. Interdepartmental Referral dated May 11, 2020, from Chief Sanitarian; Memorandum dated May 27, 2020, from Department of Engineering to Planning and Zoning Commission; Letter dated May 29, 2020, from Thomas Talbot, Planner to MDT Realty, LLC; Interoffice Memorandum dated June 2, 2020, from

Erik Krueger, Senior Engineer, Water & Sewer Division to Thomas Talbot, Planner; correspondence dated June 3, 2020, from Rosalind Page, Winterbourne Land Services to Tom Talbot, Planner.

Rosalind Page of Winterbourne Land Services on 604 Center Street in Wallingford, presented on behalf of MDT Realty. This is a pre-existing lot on North Plains Highway which is currently 20,500 sq ft. It pre-exists I40 zoning. The residence has been there for many years. MDT Realty owns the property to the west and south and purchased this property in 2016. They will keep the residential house as it is and they have received a variance to add a 2nd floor. The rear of the property is a fenced-in storage area for equipment for the applicant's electrical business. There is a 40ft x 12ft storage shed that will be removed. Build a storage garage to keep equipment and clean up the site. They will be adding 3 spaces for parking as required and have no problem designating one as handicapped. The proposed access to the rear property will be continued to be from the other MDT property. Ms. Page stated that for utilities, they will put one bathroom in the storage garage. The water and sewer would either tap off the residence lines or they are willing to put in a separate line if required. She reported that electric will be a separate service. She asked for approval for the storage garage. She noted that they recognize comments from Engineering regarding storm drainage design. As a condition of approval, they are happy to continue to work with the Town Engineer to resolve her questions. She noted that since access to the property is through other land owned by the applicant, they are willing to put in whatever easements are needed.

Chairman Seichter asked if Mr. Talbot's questions on the letter dated May 29, 2020, had been addressed. Mr. Talbot confirmed they were addressed.

Hearing no questions from the Commission or the Public, Chairman Seichter called for a motion.

Commissioner Venoit: Motion to accept application #206-20 Site Plan for MDT Realty, for a 2,940 sq ft storage building and second-floor addition to an existing single-family dwelling at 31 North Plains Highway as shown on plans entitled Improvement Location Survey Proposed Storage Warehouse Land NF/MDT Realty, LLC, 31 North Plains Highway, Wallingford, CT dated April 22, 2020, subject to the following conditions:

1. **Comments in the letter from Thomas Talbot, Planner, letter to MDT Realty LLC dated May 29, 2020, as applicable.**
2. **Comments and recommended conditions of approval in Interoffice Memorandum from Erik Krueger, Senior Engineer, Water & Sewer Division to Thomas Talbot, Acting Town Planner dated June 2, 2020.**
3. **Conditions of approval listed and comments of Allison Kapushinski, Town Engineer to Planning and Zoning office dated May 27, 2020.**
4. **Sediment and Erosion Control Bond of \$2,000, to be posted before the commencement of work.**

**Commissioner Fitzsimmons: Second
Vote: Venoit: yes; Fitzsimmons: yes; Kohan: yes; Matarazzo: yes; Chairman Seichter: yes
Site Plan Application #206-20 is approved.**

EXTENSION

#7 Limited Special Permit (Stockpiling)/Jack A. James/Meacham, LLC/249 Dudley Avenue #408-08

Acting Planner, Thomas Talbot confirmed that there is no correspondence for this application other than the request.

William Hoynack, Director of Environmental Services, for True Blue Environmental representing Jack A. James explained that this is a request for a 2-year extension for a special permit that was granted in 2008 for a soil stockpiling facility at 249 Dudley Avenue. The business has been coming for the Town for the extensions since 2008. A letter was sent to Mrs. Hand on March 9, 2020, requesting the extension. In the past, this has been done through administrative approvals. This time there is a slight change in the request. Mr. Hoynack explained that they have asked, for emergency purposes, for the ability to use the property for up to 20 weekend days during the year. The use of the property hasn't changed. He stated that if this requires a separate permit application, they will withdraw the 20 days change.

Chairman Seichter asked Commission members if they think the change to the special permit is major or minor. If minor, no public hearing is required. If major, a public hearing will be needed.

Commissioner Fitzsimmons stated that he is comfortable with this as a minor change but needs additional information. He requested a copy of the letter submitted by the applicant.

Commissioner Venoit agreed.

Commissioner Kohan asked what constitutes an emergency and why they expect to need 20 exceptions. Mr. Hoynack replied that the applicant has one customer that has a major contract that requested the ability to take soil on Saturday and Sunday in an emergency. They would have to provide this ability for the customer to get the contract. Mr. Hoynack explained that the customer does responses to gas main repair. He noted that they know that they need that many days. They just need the ability to bring dirt someplace when emergencies happen. Commissioner Kohan asked, in an effort to be respectful to the neighbors, if they would accept 10 days instead. Mr. Hoynack agreed to accept 10 weekend days. Commissioner Kohan agreed with rating this request as minor with that change.

Commissioner Matarazzo had no comment.

Chairman Seichter noted that he considered the change minor.

Commissioner Fitzsimmons stated that based on what the applicant has represented he wants to see something in writing. He asked when the current permit expires. Mr. Hoynack noted that the 2-year extension expired on June 9th. The request was submitted on March 9th. Mr. Talbot replied that he has the letter and he read it into the record.

"March 9, 2020, to Kacie Hand, Town Planner, Wallingford Town Hall

In respect to limited Special permit #408-08

Dear Ms. Hand,

On behalf of Meacham LLC, Jack A. James Incorporated is hereby requesting an extension of the limited special permit for stockpiling materials on the above premises for an additional two years. The facility is currently operating under CT Department of Energy and Environmental Protection solid waste transit 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 emergencies. We anticipate the total

number of these days to be less than 20 per year and traffic would be approximately six truckloads per day.

Signed by Jeffrey A. James"

Mr. Talbot noted that the original special permit was granted on June 9, 2008, and that June 9, 2020, would be the expiration of the latest extension. He also suggested that if the Commission is considering adding Saturday and Sunday, the hours of operations should be specified.

Chairman Seichter asked what the proposed hours would be. Mr. Hoynack replied 7:00am to 3:30pm. Commissioner Kohan agreed to the hours.

Chairman Seichter stated that the Commission considers this is a minor revision to the Special Permit with the reduction to 10 days. Mr. Hoynack accepted the 10 days.

Hearing no further comments or questions, Chairman Seichter called for a motion.

Commissioner Venoit: Motion to approve application #408-08 for a limited two-year special permit Extension for stockpiling Jack A James/Meacham LLC, 249 Dudley Avenue subject to the condition that they are not to exceed 10 weekend days and hours on those days to be 7:00am to 3:30pm.

Commissioner Fitzsimmons: Second

**Vote: Venoit: yes; Fitzsimmons: yes; Kohan: yes; Matarazzo: yes; Chairman Seichter: yes
Special Permit Extension #408-08 is approved.**

REPORTS OF OFFICERS AND STAFF

#8 Administrative Approvals

Chairman Seichter noted the two survey waivers, Bergeron and Farrell. There were no comments from the Commission.

#9 60 Prince Street/Letter from R. Baltramaitis, Director of Public Works #405-15

Commissioner Kohan stated that he was pleased with the changes and it looks like it will correct the issues. He appreciated the work of Mr. Baltramaitis and the Town Engineers did. Commissioner Kohan asked about the egress point that is described. He asked what the original egress point was and if the new egress will allow two-way traffic. He asked that they go back to the original application to see what was requested.

Chairman Seichter agreed to ask Mr. Baltramaitis to look at original plans and how this compares. He thanked Commissioner Kohan for keeping this issue on our radar. He stated that we are close to resolution and just need clarity on the egress.

#10 ZBA decisions& #11 ZBA Notice

There were no questions.

#12 Zoning Enforcement Log

Amy Torre, Land Use Specialist/Zoning Enforcement Officer, noted that the report looks much the same as the last few months since there have been allowances for violations lately due to the current climate. Even though the log doesn't reflect much activity, there is activity in the office. They are paying attention to the health and welfare of the community first.

Chairman Seichter noted a lot of violations for 2nd and 3rd units for residential. He asked if any have public safety issues, such as Fire Code issues and if those should be acted upon. Ms. Torre responded that Public Safety is always the priority. She agreed that there is a fair amount of illegal dwelling units. The office is aware of the issue. The Building Department and Fire Marshal are involved but just not entering private residences for now. There is a multi-department effort ongoing. Chairman Seichter stated that he was not implying anyone was remiss.

Chairman Seichter called for a motion to adjourn.

Commissioner Venoit called for a motion to adjourn the June 8, 2020 meeting at 9:00 pm.

Commissioner Fitzsimmons: second

Vote: Unanimous

Meeting Adjourned.

Respectfully submitted,

Cheryl-Ann Tubby

Recording Secretary

502.20A

PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT

502
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:

- | | | |
|---|---|--|
| <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: 5/12/20



Town of Wallingford, Connecticut

502-20B

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 29, 2020

Sunwood Development Corp.
273 North Colony Street, Suite 2
Wallingford, CT 06492

RE: **Zoning Text Amendment #502-20 for Sunwood Development** to amend Sections 4.24D.1 and 4.24D.6.c. (Rental Housing Opportunity District) of the Wallingford Zoning Regulations concerning maximum lot size and rear yard requirements.

Zoning Map Amendment #503-20 for Sunwood Development for a Zone Change of 0.5 acres from R-18 (Single Family Residential) to RHOD (Rental Housing Opportunity District) at 52 Woodhouse Avenue

Site Plan Application # 204-20 for Sunwood Development for 36 units of rental housing on properties at 52 and 88 Woodhouse Avenue.

Gentlemen:

1. This office has the following comment concerning your application for **Zoning Map Amendment #503-20**:

a. Variance information for this parcel (i.e., date and ZBA application # along with description of variance granted) should be listed on the Lot Line Revision Map.

➔ 2. This office has no comments/questions concerning the application for **Zoning Text Amendment #502-20**.

3. This office has the following questions/comments the application for **Site Plan #204-20**:

- a. Plans show 2 ground signs. No details are provided. Per Section 6.9.D.2 of the Zoning Regulations the project is limited to one sign of no more than 25sf and a second sign of no more than 3sf. This should be noted on the plan.
- b. Plans do not show any exterior lighting or photometric plan for such lighting.
- c. Section 4.24.D.16 requires a minimum area of 1,500sf set aside for land "which shall be lawn and/or landscaping suitable for passive recreation such as sitting /picnic areas with benches". No such area is identified on current plans.
- d. There are no areas of the plan that designated for snow storage.
- e. Dumpster enclosure shown on the plan is located within 5ft of the side property boundary. Section 4.12.E. of the Wallingford Zoning Regulations requires that dumpsters on residential properties be located "in rear yards and shall comply with the standard rear and side yard building setbacks for the district. The proposed standards for the RHOD would indicate a minimum setback of twelve feet from property located to the south and 20ft to the east.

- f. The Zoning table should be amended. The first heading of "Required" should reference the Standards of the amended RHOD only due to the fact that this plan cannot be considered unless/ until the map amendment and regulation changes are approved. The "Existing" column would have to be divided into two columns, one for each property and could actually be the first column in the table. Finally the "Proposed" heading would list the actual standards of the submitted plan.
- g. Additionally the table should distinguish between minimum and maximum lot area standards.
- h. Are there easements for automobile access for property at 52 Woodhouse Avenue. They should be part of the record?
- i. Staff would recommend significantly more landscaping/buffering at the northern boundary of the parking lot between buildings A and B as well as between this property and the residential properties to the west and northwest.
- j. Affordability Plan refers to "relevant year" as 2014 for purposes of establishing affordability standards and eligibility. This should be amended and figures adjusted accordingly.
- k. Existing conditions map shows parking and mailboxes for the five apartments at the 90 Woodhouse Avenue Property that are actually on the 88 Woodhouse Avenue property. The previously approved plan for 88 Woodhouse showed 8 additional spaces for use of the residents at 90 Woodhouse Avenue over and above what was required for the then proposed building at 88 Woodhouse Avenue. This current plan does not do so. Eliminating these additional spaces would certainly make the property at 90 Woodhouse nonconforming (or more nonconforming in respect to parking

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

Regards



Thomas Talbot
Planner

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, July 8, 2020 in order to be provided to the Planning & Zoning Commission prior to the Monday, July 13, 2020 meeting. If additional information, responses or documents are necessary to address staff comments and have not been submitted by the Wednesday, July 8 cutoff, Commission policy is that the application will not be considered/discussed at the upcoming meeting since the necessary information has not been provided.

TMT:



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

502-20B

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.

503-20A

PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT

RECEIVED

JUN 11 2020

WALLINGFORD
PLANNING & ZONING

APPLICATION: #503-20
DATE OF SUBMISSION: June 5, 2020
DATE OF RECEIPT: June 8, 2020
SCHEDULED MEETING: July 13, 2020

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Zoning Map Amendment (R-18 to RHOD)/Sunwood Development/52 Woodhouse Avenue

LOCATION: 52 Woodhouse Avenue

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: OK WITH SITE
Per conversation these are 1/2 Family

SIGNED BY: [Signature] PMO
(Title)
DATE: 6/10/20

RECEIVED
[Signature]
BY: _____



Town of Wallingford, Connecticut

503-20B

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 29, 2020

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273 North Colony Street, Suite 2
Wallingford, CT 06492

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Regards



Thomas Talbot
Planner

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204-20A



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
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June 29, 2020

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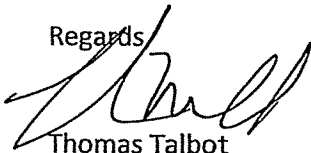
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Regards



Thomas Talbot
Planner

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TMT:

204-203

TOWN OF WALLINGFORD
DEPARTMENT OF PUBLIC UTILITIES
WATER AND SEWER DIVISIONS

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

INTEROFFICE MEMORANDUM

TO: TOM TALBOT, ACTING TOWN PLANNER
FROM: ERIK KRUEGER, SENIOR ENGINEER, WATER AND SEWER DIVISIONS *ERK*
SUBJECT: **SITE PLAN – 36 UNIT TOWNHOUSE APARTMENT BUILDINGS**
DONALD AHEARN AND FAIRWAY APARTMENTS
SUNWOOD DEVELOPMENT CORP.
DATE: JULY 8, 2020

CC: N. AMWAKE, P.E.; R. VANSKI; D. SULLIVAN; J. PAWLOWSKI; C. JULIANO, JULIANO ASSOCIATES, LLC; R. WIEDENMANN, JR., SUNWOOD DEVELOPMENT

RECEIVED
JUL 08 2020
WALLINGFORD
PLANNING & ZONING

The Water and Sewer Divisions have reviewed the drawings revised through April 30, 2020 for the subject application and this memo consolidates their comments and requirements.

The Water and Sewer Divisions have determined that we will need additional information to complete our review and therefore we request that the following list of water and sewer utility items be made conditions of approval that must be resolved prior to the issuance of building permits for the new buildings:

1. Provide final water use, sewer use and needed fire flow estimates for the proposed development.
2. Submit interior plumbing plans for each building showing the domestic water and the waste piping.
3. No fire sprinkler system is shown and it is assumed that none is required for this development. Fire protection will be provided by three fire hydrants shown on the Site Utility Plan sheet 5 of 9.
4. The details of all proposed fire protection systems and the location of all fire hydrants shall be in accordance with the requirements of the Fire Marshal's office.
5. Water service to the development will be provided through a proposed private water main connected to the municipal water main in Woodhouse Avenue (CT Route 150). The size of the private main is shown as 4-inch diameter; however, since this private water main will provide fire protection through 3 private hydrants, it must be revised to be an 8-inch diameter ductile iron pipe water main.
6. The proposed drawings indicate each unit will be served by one domestic water service and one meter. Upon closer inspection it has been determined that it may be very difficult to construct the water utilities as shown while maintaining minimum separating distances required between the water and the sanitary sewer utility lines. For that reason the water and sewer utilities layout will need to be revised to ensure it can be constructed with the required separating distances in accordance with the Water and Sewer Divisions Technical Standards and Details.

Please note all water services shall have a curb stop valve located in the grass area outside of the pavement or sidewalk areas.

7. The Town will determine the size of each water service line and meter based on the final plumbing fixture counts for each building supplied by the Applicant. Connection charges and meter fees shall be based on the size of the meters and will be due prior to connecting the utilities to the building.
8. Provide a utility room, utility closet or dedicated utility area, conforming to Water Division requirements, to house each domestic water meter and pressure reducing

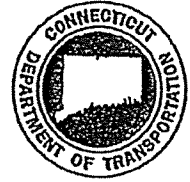
- valve, if required. The proposed domestic water service must enter the structure directly into the utility/meter area in accordance with the Water Division Standard Details.
9. All existing water and sanitary sewer service lines that will not be reused for the proposed apartment buildings shall be removed at the connection to the main in accordance with the technical standards of the Water and Sewer Divisions.
 10. An existing municipal sanitary sewer main runs through the property in an easement which was granted to the Town of Wallingford at the time of its construction. This sanitary sewer main provides municipal sanitary sewer service to the Towers Condominium development. The proposed buildings will connect to this municipal sanitary sewer. Existing manhole top sections shall be adjusted to the final finished grade using new precast concrete manhole sections and/or new brick under the frame as necessary.
 11. The proposed drawings indicate that a new private sanitary sewer main will be installed on the property in order to provide sanitary sewer service to buildings C and D. The proposed private sanitary sewer main shall be a minimum of 8-inch diameter as shown on the Site Utility Plan.
 12. The proposed drawings also indicate that an individual sanitary sewer lateral will be provided to each unit. Again as noted above, it will be difficult to construct the sanitary sewer utility lines as shown while maintaining the required separating distances between the water services and sanitary sewer laterals. For that reason the water and sewer utilities layout will need to be revised to ensure it can be constructed with the required separating distances in accordance with the Water and Sewer Division Technical Standards and Details.
 13. A clean-out shall be installed on each lateral within 10 feet of the building. All sanitary sewer laterals shall have a minimum of three-feet of cover.
 14. All of the private water and private sanitary sewer mains, services and laterals will be owned and maintained by the owner of the property. The Town of Wallingford will not be responsible for future maintenance or repair of the private utilities. The Town will continue to maintain and repair the existing municipal sanitary sewer main in the easement granted to the Town.
 15. Since all of the units will be owned by one entity, all of the water and sewer accounts for all of the units must be in the name of the owner of the complex. If in the future, the development is ever converted to individual unit ownership such as a condominium, then a Community Sewerage Agreement would need to be executed for joint maintenance of the private sanitary sewer system among the condominium association members.
 16. If there are any non-domestic sewer discharges from the buildings the applicant shall submit a wastewater discharge survey to the Sewer Division for review and approval. If pretreatment devices are required the applicant will need to apply for and obtain all permits or registrations required from the CT-DEEP.
 17. Submission of a final revised set of drawings for the water and sanitary sewer utility installations subject to the final review and approval of the Water and Sewer Divisions incorporating all required technical revisions and details.
 18. Posting of Water and Sanitary Sewer Utility Performance and Maintenance Bonds to cover the installation of the required utility extensions in accordance with the requirements of the Water and Sewer Divisions. The total amount of the bond is estimated to be \$23,000 which shall be adjusted based upon the final water and sewer layout and any off-site improvements that may be required.

204-20C



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
DISTRICT III

140 POND LILY AVENUE
NEW HAVEN, CONNECTICUT 06515
PHONE: 203 389-3000



April 16, 2020

Mr. Christopher Juliano, P.E.
cjuliano@julianoassociates.com
Juliano Associates, LLC
405 Main Street
Wallingford, CT 06492

Dear Mr. Juliano:

Subject: Proposed Apartments
52-56 Woodhouse Avenue (Route 150),
Wallingford

This office has reviewed your plan for the above-noted subject dated, March 23, 2020 and proposes the following comments:

1. Clearly define the State right-of-way line within the project limits by showing all CTDOT Boundary/survey markers. Indicate if found or missing. The following information shall be added to the plans:
 - The permittee shall contact Mr. Vincent Hanchuruck, Department's District Survey Unit, at 203-389-3112 prior to any construction within the State right-of-way.
 - The permittee will be responsible for all engineering costs should the CTDOT boundary/survey markers be disturbed or damaged.
 - In the event the Department determines the subject CTDOT boundary/survey markers need to be replaced due to the proposed development, the Department will furnish new monuments, which the permittee will be required to install under the direction of a Connecticut licensed surveyor
 - The CTDOT boundary/survey markers shall be verified and accepted by the District 3 Survey Unit prior to releasing the encroachment permit bond.
2. Add State standard details for all improvements within the State right-of-way to include, but not limited to: curbing, anti-tracking pad, superpave asphalt, drainage, signage, breakaway post, pavement markings, and 817 Construction Notes.
3. Label 30" stop sign on breakaway post along with state catalog No. (31-0552), label 12" wide white stop bar, and a 25' long double yellow centerline in the driveway. Dimension stop bar 10 feet back from edge of pavement.
4. Design driveway width & radii to accommodate an SU-30 vehicle minimum without Route 150 centerline encroachment. Label driveway width, radii and pavement marking with dimensions. Demonstrate turning movements with a turning template.
5. Driveway curbing returns cannot cross property line.
6. Show pavement markings on Route 150.
7. Remove walls from the ROW.

205-406

Mr. Christopher Juliano, P. E

-2-

April 16, 2020

8. Change the manhole to a DOT standard top at the connection to the state system, add the detail.
9. Relocate the two basins at the main entrance to the Route 150 curb line, change the orientation so the basins don't drain back to private property.
10. The Department of Transportation will secure a Drainage Connection Concurrence for the proposed drainage connection. The actual concurrence document will be finalized during the permit issuance phase for the property owner's signature. The completed document along with a copy of the signed encroachment permit shall be recorded in the town land records. A certified copy of the recording must be received by Mr. Neil Creem, District 3 Drainage Engineer, 140 Pond Lily Avenue, New Haven, CT 06515 prior to the release of the bond for this project.

Please revise and submit a response to comments letter and two sets of engineer stamped and signed plans (40 scale or larger) reflecting the above-noted comments with an updated revision block.

If you have any questions concerning this matter, please contact Jason Maggi, Transportation District Service Agent 2, at 203-389-3018.

Very truly yours,

Paul S. Mozzicato
Special Services Section Manager
Bureau of Highway Operations

cc: Ms. Kacie Hand, kacie.costello@wallingfordct.gov

204-20D



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

MEMO

TO: Inland Wetlands and Watercourses Commission

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

RE: IWWC Application #A20-3.2
52, 58 & 88 Woodhouse Avenue
Inland Wetlands and Watercourses Permit Application

DATE: May 27, 2020

RECEIVED
MAY 27 2020
WETLANDS DIVISION

Dear Commissioners:

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

- Plan Set, Juliano Associates, dated 3/23/20, revised 4/30/20
- Wetlands/Watercourses and Soil Report, Soil Science and Environmental Services, dated 10/3/12
- Geotechnical Engineer Findings, Clarence Welti Associates, dated 9/3/13
- Stormwater Drainage Report, Juliano Associates, revised 4/24/2020

The proposed development includes extending the State-owned drainage system south on Woodhouse Avenue. This system eventually outlets to an unnamed stream that runs parallel to, and between, Center Street and Williams Place. This outlet has been deteriorating for, according to my records, over 8 years. I believe it's in the Town's best interest to require adequate documentation that the proposed development will not increase peak flow to the outlet in question.

The existing and proposed watershed limits have been depicted on mapping submitted with the updated Stormwater Drainage Report. The 1.65-acre "Existing to Woodhouse" sub-watershed, by the name itself, suggests the runoff from this area flows to Woodhouse Avenue, which town mapping shows eventually discharges to the outlet between Center Street and Williams Place. According to the submitted Property & Topographic Survey, it appears that only ± 0.5 -acres of this area flows directly to Woodhouse Avenue, with the remaining area discharging to abutting properties to the north. I have not been provided sufficient documentation to suggest otherwise. This existing watershed is then compared to the "Proposed to Woodhouse" watershed to show a reduction in peak flow up to the 100-year storm. This proposed watershed, according to the Site Utility Plan, consists of runoff discharging to the proposed Woodhouse Avenue drainage system extension, including runoff flowing overland to Woodhouse Avenue and collected within catch basins. Only a small amount of the "Proposed to Woodhouse" sub-watershed flows overland to the northern abutters. My concern is the existing watershed sets a falsely high peak flow discharge target for the proposed development.

005-100

May 27, 2020
52, 58 & 88 Woodhouse Avenue

On April 30th, 2020, I met with Neil Creem, CT DOT District 3 Drainage Engineer to discuss the condition of the outlet. He mentioned he had previously, as recently as earlier in April, confirmed with Juliano Associates that remediation for this outlet would not be required. However, he said he was re-thinking that after seeing the condition of the outlet. I suggest requesting the applicant submit confirmation from Mr. Creem, dated after our meeting on April 30th, stating his position on this matter.

This department has had the following correspondence with Juliano Associates regarding the subject application:

- Memo from Alison Kapushinski, P.E. to Christopher Juliano, L.S., P.E. dated April 17, 2020
- Letter from Christopher Juliano to Alison Kapushinski dated April 24, 2020

Items 1, 2, 3, 4, and 5 have been addressed. Please note, under Item 5, I requested the applicant investigate different underground detention systems, configuration, and materials to promote infiltration. Mr. Juliano responded that, in this case, infiltration of stormwater is not practical due to poor soils and high groundwater.

Item 6 appeared to not have been addressed through the correspondence received, however, a plan set we received 5/27/20 shows an improved oil/water/grit separator on sheet 7 of 9, Site Details, which appears to meet the 2004 Connecticut Stormwater Quality Manual guidelines.

If you have any questions, or require additional information, please do not hesitate to contact me.

attachments

204-20E



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

MEMO

TO: Christopher Juliano, L.S., P.E. – Juliano’s Associates
FROM: Alison Kapushinski, P.E. – Town Engineer
RE: IWWC Application #A20-3.2
52, 58 & 88 Woodhouse Avenue
Inland Wetlands and Watercourses Permit Application

DATE: April 17, 2020

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- Geotechnical Engineer Findings, Clarence Welti Associates, dated 9/3/13
- Stormwater Drainage Report, Juliano Associates, 3/25/20

In general, I do not believe there was enough information submitted to complete a full review of the proposed project. Please correct and/or submit the following items, and submit a response to comments letter to outline how each comment was addressed.

1. Watersheds need to be broken into discharge locations and depicted/labeled on a map (also include contours, stormwater infrastructure, wetlands, property lines, and any other pertinent information). For example, “discharge leaving the site” is far too general of a watershed, as the runoff is contributing to different systems and waterbodies. The areas shall be broken down into what is currently discharging to wetlands, what is currently discharging to the system in Woodhouse Avenue, and any other discharge points your analysis finds. The proposed shall compare these same areas.
2. Areas of P1 and P2 do not equal the areas provided in the “Existing” and “Proposed” cases. Therefore, the “Runoff Leaving the Site” is not a fair assessment. Please also include all runoff that doesn’t go into the detention system in this total number. Applicant shall provide adequate documentation showing adjacent properties will not be negatively impacted by stormwater flowing overland from the subject site.
3. Please explain the “Elevation” column under Events for Link 1L: Runoff Leaving the Site.
4. Submit pipe sizing calculations.

306-408

April 17, 2020
52, 58 & 88 Woodhouse Avenue

5. Per the Town's MS4 permit, it's the Town's responsibility to encourage developers to infiltrate the first inch of stormwater on-site. Currently, the proposed plan provides no infiltration. I challenge you to investigate different systems, configurations, and materials to promote infiltration where possible.
6. Very little pretreatment of stormwater is provided. The proposed structures with a baffle elevation equal to the mid-height of the pipe is not an adequate design to reduce trash or oil, which are both typical in parking lots and driveways.

If you have any questions, or would like to discuss these comments, please contact my office.

Thank you.

cc: Erin O'Hare, Environmental Planner

204-20 F



Subject 88 Woodhouse
From Alison Kapushinski <a.kapushinski@wallingfordct.gov>
To Kacie Hand <kacie.hand@wallingfordct.gov>
Date 2020-07-09 1:04 pm

Kacie,

It appears there are parking spaces used by "Parcel A" of land n/f Mario R. & Stella Moutinho (#52-56 Woodhouse Ave) that remain unchanged under this application. These parking spaces back into a driveway for the proposed development. I believe an easement in the proposed drive in favor of Moutinho would be appropriate.

If you need anything else let me know. Thanks!

--
Alison Kapushinski, P.E.
Town Engineer
Town of Wallingford
203-294-2035

405-20A

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

APPLICATION: #405-20
DATE OF SUBMISSION: May 18, 2020
DATE OF RECEIPT: June 8, 2020
SCHEDULED MEETING: July 13, 2020

RECEIVED
JUN 11 2020
WALLINGFORD
PLANNING & ZONING

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Special Permit (residential use on 2nd floor of retail/commercial business)/TLC Realty, LLC/124/128 Center Street

LOCATION: 124/128 Center Street

REFERRED TO:

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

DEPARTMENT COMMENTS: OK WITH SITE NEED PLANS FOR BUILDING

SIGNED BY: [Signature], FMO
DATE: 6/10/20 (Title)

RECEIVED
BY: [Signature]



Town of Wallingford, Connecticut

405-20B

JAMES BECHTER
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 16, 2020

Angelo and Catherine Casablanca Irrevocable Trust dba TC Realty LLC
5 Blueberry Hill Road
Weston CT 06883

RE: Special Permit Application #405-20
2nd Floor Residential Conversion (2 units), 122 Center Street

Gentlemen:

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

1. The proposed parking plan for 122 Center Street appears to rely on the ability to legally pass over the adjacent property at 114 Center Street. Notwithstanding that both properties are in common ownership either a formal easement over 114 Center Street for 122 Center Street would have to be created or the properties would have to be merged for the parking plan to work.
2. Will people be able to exit vehicles in space #4 safely?
3. How can the proposed Handicapped space function as a parking space open to the general public when practically speaking it is not conveniently located for any off site establishment?
4. It appears as though the proposed bike rack will limit access to the stairway.
5. Does this plan involve any actual repaving?
6. It appears as though one of the proposed dwelling units has only one ingress/egress point.

Attached are comments from the 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, July 8, 2020 in order to be provided to the Planning & Zoning Commission prior to the Monday, July 13, 2020 meeting. If additional information, responses or documents are necessary to address staff comments and have not been submitted by the Wednesday, July 8 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

405-20C

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

APPLICATION: #405-20
DATE OF SUBMISSION: May 18, 2020
DATE OF RECEIPT: June 8, 2020
SCHEDULED MEETING: July 13, 2020

RECEIVED
JUN 11 2020
WALLINGFORD
PLANNING & ZONING

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Special Permit (residential use on 2nd floor of retail/commercial business)/TLC Realty, LLC/124/128 Center Street

LOCATION: 124/128 Center Street

REFERRED TO:

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

DEPARTMENT COMMENTS: OK WITH SITE NEED PLANS FOR BUILDING

SIGNED BY: [Signature], FMO (Title)
DATE: 6/10/20

RECEIVED
BY: [Signature]

405-20D

LAZARUS & SARGEANT
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
50 North Main Street • Wallingford, Connecticut 06492
203/265-3194 • FAX 203/294-1610

RECEIVED
JUN 26 2020
WALLINGFORD
PLANNING & ZONING

June 24, 2020

Thomas Talbot, Town Planner
Wallingford, CT 06492

Via email: ["kacie.hand" <kacie.hand@wallingfordct.gov>](mailto:kacie.hand@wallingfordct.gov)

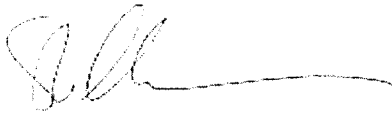
RE: Special Permit Application #405-20
2nd Floor Residential Conversion (2 Units), 122 Center Street
Response to review comments

Dear Mr. Talbot,

Please see our responses below:

1. The new "Town Center" regulations acknowledge that site idiosyncrasies exist, and can be retained with P&Z review. The Owner sees no compelling reason to alter the existing longstanding relationship between 114 and 122 Center Street properties for parking access and would prefer to continue the existing informal relationship. Several cooperative parking area uses are already part of this proposal.
2. Parking space #4 is a new space which is entirely flat and covered with new pavers. We anticipate no difficulty using space #4.
3. We are required to provide an HC parking space on the site. We will mount a HC parking space sign, with arrow, on a post by the entry to the 114 Center Street parking area, indicating public use of the HC spot is allowed as a convenience for people with disabilities.
4. The bicycle rack will be located at the property line, with front wheels locked to the rack, and rear wheels extending onto the 114 Center Street sidewalk. Signage showing bicycle orientation will be provided.
5. Paving is not a part of the current project, although the Owner intends to repave 114 and 122 Center Street parking areas in the near future.
6. Plans will be submitted for Fire Marshal review and approval. Exiting for the dwelling units acceptable to the Fire Marshal (using only existing exterior access points) will be provided.

Sincerely,



Steven Lazarus, LEED AP



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

405-20E

MEMO

TO: Planning & Zoning Commission
FROM: Department of Engineering AMK
RE: PZC Application #405-20
124-128 Center Street / Special Permit
DATE: June 30, 2020

Dear Commissioners:

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

- Property/Boundary Survey & Topographic Survey, Winterbourne Land Services, dated April 1, 2020
- Site Development Plans, Lazurus And Sargeant, dated April 30, 2020

Should the Commission grant approval of the subject application, I'd like to offer the following as Conditions of Approval:

1. Final plans to depict direction of proposed one-way signage. A "Do Not Enter" sign shall be posted on William Street at the "one-way out" driveway.
2. If a dumpster is being proposed, as opposed to roll-out bins, it appears a garbage truck would be in conflict with the proposed parking spaces when approaching the double gates as needed for emptying, which is typically done perpendicular to the enclosure. Applicant shall provide clarification on trash collection procedures, and submit a modified site configuration if needed.
3. One of the proposed parking spaces appears to be designated as "handicapped". If the intent is for the parking space to act as a required accessible space, a hatched access aisle is required per ADA regulations. The driveway shall not be used as the ADA access aisle.
4. The proposed dumpster enclosure and one proposed parking space are within an existing easement in favor of the Town of Wallingford for the purpose of installing, testing, operating, maintaining or replacing underground conduits and electric lines. Typically, the Wallingford Electric Division does not recommend any obstructions over their easements. The applicant shall receive written authorization from the Wallingford Electrical Division allowing a dumpster enclosure and parking space in this area.

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

405-20F

LAZARUS & SARGEANT
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
50 North Main Street • Wallingford, Connecticut 06492
203/265-3194 • FAX 203/294-1610

July 8, 2020

Thomas Talbot, Town Planner
Wallingford, CT 06492

Via email: ["kacie.hand" <kacie.hand@wallingfordct.gov>](mailto:kacie.hand@wallingfordct.gov)

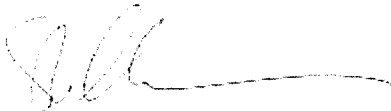
RE: Special Permit Application #405-20
2nd Floor Residential Conversion (2 Units), 122 Center Street
Response to additional review comments

Dear Mr. Talbot,

Please see our responses below:

1. The Owner has agreed to a condition of approval being the establishment of an access easement allowing vehicular traffic to enter the rear of #122-#128 through the parking area for #114-#120, acceptable to the Town's legal department.
2. No new HC parking space will be provided as part of the Work. The State of CT only requires HC parking in lots of greater than 20 spaces. Zoning regulations require 1 HC space which cannot be safely provided at this difficult existing site. The new "Town Center" regulations acknowledge that site idiosyncrasies exist, and can be retained with P&Z review. The new apartments are on the second floor, and are not HC accessible, so that no additional need for HC parking has been created.
3. The dumpster enclosure location has been revised to allow traffic aisle approach to the dumpsters.
4. One parking space will continue to be designated as a public space.

Sincerely,



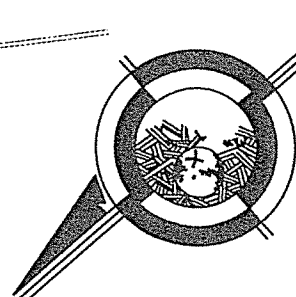
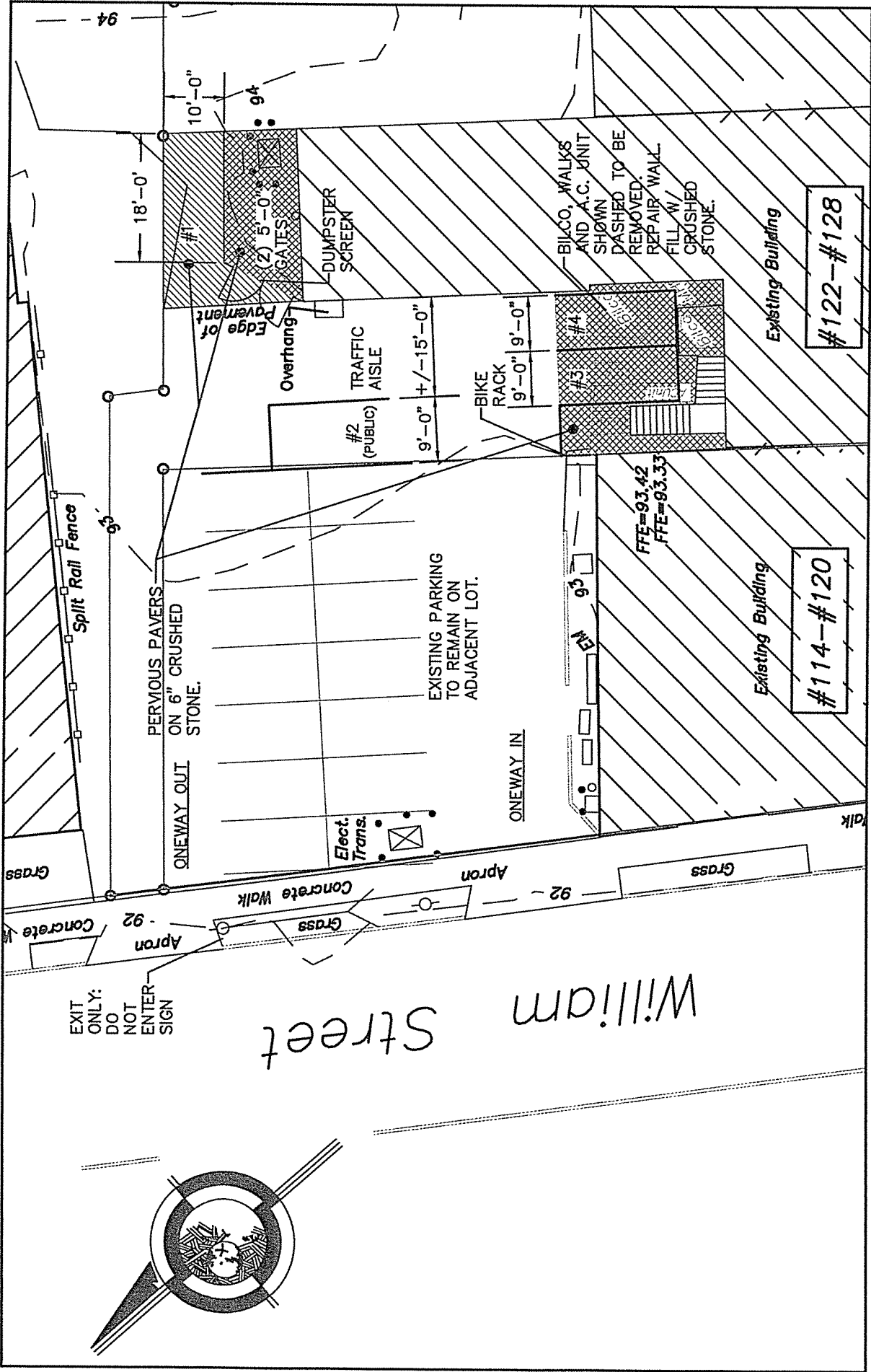
Steven Lazarus, LEED AP

RECEIVED

JUL 08 2020

WALLINGFORD
PLANNING & ZONING

405-205



William Street

<p>LAZARUS AND SARGEANT 50 NORTH MAIN STREET WALLINGFORD, CONNECTICUT 06492 203-265-3194 203-294-1610 F</p>	<p>APARTMENT CONVERSION 122-128 CENTER STREET WALLINGFORD, CONNECTICUT</p>		<p>DATE: 7/9/20</p>
	<p>SITE PLAN</p>		<p>SCALE: 1" = 20'-0"</p> <p>DWN BY: SL</p> <p>SHEET: S-1</p>

RECEIVED

405-20 H

TOWN OF WALLINGFORD
DEPARTMENT OF PUBLIC UTILITIES
WATER AND SEWER DIVISIONS

JUL 09 2020

WALLINGFORD
PLANNING & ZONING

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

INTEROFFICE MEMORANDUM

TO: TOM TALBOT, ACTING TOWN PLANNER
FROM: ERIK KRUEGER, SENIOR ENGINEER *EAK*
SUBJECT: SPECIAL PERMIT APP. NO. 405-20 – COMMERCIAL TO RESIDENTIAL
124-128 CENTER STREET – TC REALTY LLC
DATE: JULY 9, 2020
CC: N. AMWAKE, P.E.; D. SULLIVAN; J. PAWLOWSKI; TC REALTY, LLC; S. LAZARUS, LAZARUS AND SARGENT ARCHITECTS

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

The existing building in which second floor space will be converted into 2 – two bedroom apartment units is currently served by municipal water and sanitary sewer service. There are two water services to the building, one 1-inch copper service line installed in 1934 and one 1-inch wrought iron pipe water service installed in 1918. There are two 5/8 – inch water meters, one attached to each service line. The Sewer Division has no information on the sanitary sewer lateral connections to this property.

It is not known if the existing water services and water meters are adequate to serve the existing first floor use in addition to the proposed 2 - two bedroom apartments. Therefore we request that the following list of water and sewer utility items be made conditions of approval that must be resolved prior to the issuance of building permits for the building modification:

1. Provide final water use, sewer use and needed fire flow estimates for the proposed development.
2. Submit interior plumbing plans for the building showing the domestic water and the waste piping. If a fire sprinkler system is proposed, provide details of such system as required for review and approval by the Water Division.
3. If the existing water services and/or water meters are not adequate for the proposed water demand then the Town will determine what size is required based on the final plumbing fixture counts for the building supplied by the Applicant. Connection charges and meter fees shall be based on the size of the meter and will be due prior to connecting the water and sewer utilities to the building.
4. All details and appurtenances of the water and sanitary sewer utility installations shall conform to the Technical Standards and Detail Sheets of the Town of Wallingford, Water and Sewer Divisions.

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.

207-20A

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

RECEIVED

JUN 11 2020

WALLINGFORD
PLANNING & ZONING

APPLICATION: #207-20
DATE OF SUBMISSION: May 26, 2020
DATE OF RECEIPT: June 8, 2020
SCHEDULED MEETING: July 13, 2020

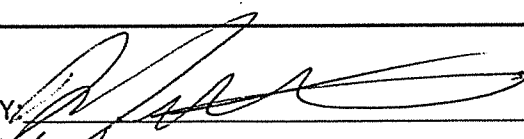
NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Site Plan (multi-family conversion from 2 family to 3 family) Weston Ulbrich/71 Curtis Avenue


LOCATION: 71 Curtis Avenue

REFERRED TO:

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

DEPARTMENT COMMENTS: OK WITH SITE, NEED BUILDING PLANS.

SIGNED BY:  FMO
DATE: 6/10/20 (Title)

RECEIVED
BY: 



207-20B
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

June 12, 2020

Weston Ulbrich
71 Curtis Avenue
Wallingford, CT 06492

RE: Site Plan #207-20
Multifamily Conversion, 71 Curtis Avenue

Dear Mr. Ulbrich:

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

1. Sections 6.22.G 6.14C.1. of the Wallingford Zoning Regulation require that all front yard areas be landscaped, except for driveways. This property is located in an R-6 (Single Family Residential) District. A front yard of 10ft is required in the district. The current plan shows a 5ft setback from front the property line along North Elm Street to the proposed parking area.
2. Location of the proposed third floor dormer on the third floor is not entirely clear and should be shown on the plan. If it is on the east side of the existing structure it would have to be set back 10ft from the front property line.
3. Is there some reason why seven rather than six parking spaces are shown on the plan?
4. This office would recommend a \$500.00 site sedimentation and erosion control bond.
5. Attached are comments from the Fire Marshal concerning the need to see a floor plan

Should you wish to discuss these comments or your application further, please the Planning Office at 203-294-2090.

Regards,

Thomas Talbot
Planner

TMT:

207-20C

PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT

APPLICATION: #207-20
DATE OF SUBMISSION: May 26, 2020
DATE OF RECEIPT: June 8, 2020
SCHEDULED MEETING: July 13, 2020

RECEIVED
JUN 30 2020
WALLINGFORD
PLANNING & ZONING


NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Site Plan (multi-family conversion from 2 family to 3 family) Weston Ulbrich/71 Curtis Avenue

LOCATION: 71 Curtis Avenue

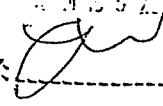
REFERRED TO:

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

DEPARTMENT COMMENTS: FMO OK WITH SETE, BUT WILL REQUIRE FULL SET OF BUILDING PLAN TO DETERMINE FIRE CODE AND IF SPRINKLERS WILL BE REQUIRED

SIGNED BY:  FIRE MARSHAL (Title)

DATE: 6/30/20

RECEIVED
JUN 30 2020
BY: 



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

207-20D

MEMO

TO: Planning & Zoning Commission
FROM: Department of Engineering AMK
RE: PZC Application #207-20
71 Curtis Avenue / Site Plan
DATE: June 30, 2020

Dear Commissioners:

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

- Limited Property/Boundary Survey Zoning Location Survey, Juliano Associates, dated 5/14/20
- Drainage Details, Juliano Associates, dated 5/14/20
- Site Details, Juliano Associates, dated 5/14/20
- Application package, received by Planning & Zoning 5/26/20

Should the Commission grant approval of the subject application, I'd like to offer the following as Conditions of Approval:

1. The proposed storm drainage line from the underground detention system to the existing catch basin in North Elm Street is essentially flat with a slope of less than 0.2%. Minimum slope of the storm drainage pipe shall be 0.5% to ensure positive drainage from the subject site.
2. Limits of sidewalk replacement due to installation of underground utilities to be shown on final plans. Tunneling beneath town-owned sidewalk is not permitted.

Please note that the "Overview" mentions a secondary driveway entrance off North Elm Street. I believe the plans submitted only show the exiting driveway entrance off Curtis Street. If the applicant would like to change to a driveway off North Elm Street, they are to submit a plan or dimensioned sketch to the Department of Engineering for review.

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

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

For to: Tom Talbot
2095

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

INTEROFFICE MEMORANDUM

TO: TOM TALBOT, ACTING TOWN PLANNER

FROM: Erik Krueger, Senior Engineer, Water and Sewer Divisions *AK*

SUBJECT: Application #207-20/ Ulbrich / 71 Curtis Avenue
Site Plan - Conversion to three family residence

DATE: JULY 9, 2020

CC: N. Amwake P.E.; D. Sullivan; J. Pawlowski; Ulbrich

RECEIVED
JUL 09 2020
WALLINGFORD
PLANNING & ZONING

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 and 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 wrought iron pipe installed in 1922 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.
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.



Town of Wallingford, Connecticut

208-204
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 29, 2020

Vincenzo DiNatale
8 Taylor Lane
Wallingford, CT 06492

RE: Site Plan Application #208-20
Two Family Residential Dwelling, 382 Center Street

Mr. DiNatale:

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

1. There is currently a driveway that runs across the north edge of this property that connects 350 Center Street directly to Wallace Avenue. This submitted plan shows this portion of the property as a parking area for the proposed residential structure. Is there any easement for the existing driveway that would have to be removed from the land records?
2. There is no direct access to the proposed dumpster from Wallace Street given the location of a parking space between the dumpster and the Street.
3. Plan indicates disturbance of nearly the entire site. Details sheet also mentions stockpiling of topsoil complete. Measures to control silt and soil runoff from the site should be shown on the plan.

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, July 8, 2020 in order to be provided to the Planning & Zoning Commission prior to the Monday, July 13, 2020 meeting. If additional information, responses or documents are necessary to address staff comments and have not been submitted by the Wednesday, July 8 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

TMT:



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

208-20B

MEMO

TO: Planning & Zoning Commission

FROM: Department of Engineering AMK

RE: PZC Application #208-20
382-384 Center Street & 8-10 Wallace Avenue / Site Plan

DATE: June 30, 2020

Dear Commissioners:

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

- Property & Topographic Survey, LRC Group, dated 5/28/20
- Site Plan, LRC Group, dated 5/28/20
- Construction Details, LRC Group, dated 5/28/20

Please note the applicant is proposing two parking spaces that back out over an existing crosswalk. This is typically not a desirable situation in a pedestrian-heavy downtown area. Since the two parking spaces function similar to a typical residential driveway, the Commission might want to suggest the applicant install a driveway apron and heavy-duty concrete sidewalk per Town standards to take place of the crosswalk and sidewalk ramps.

Should the Commission grant approval of the subject application, I'd like to offer the following as a Condition of Approval:

1. If a dumpster is being proposed, as opposed to roll-out bins, it appears there is no way for a garbage truck to access the dumpster for emptying as the enclosure is surrounded by lawn, parking spaces, and mulched area. Applicant shall define the dumpster access procedures, such as "No Parking" signs for the day and time of garbage pick-up.

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

208-201

Fax to: Tom Talbot

2015

RECEIVED

JUL 02 2020

TOWN OF WALLINGFORD
DEPARTMENT OF PUBLIC UTILITIES
WATER AND SEWER DIVISIONS

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

WALLINGFORD
INTEROFFICE MEMORANDUM

TO: TOM TALBOT, ACTING TOWN PLANNER
FROM: ERIK KRUEGER, SENIOR ENGINEER WATER & SEWER DIVISIONS *EAK*
SUBJECT: SITE PLAN APP. NO. 208-20 – TWO FAMILY HOUSE
382-384 CENTER STREET (8 & 10 WALLACE AVENUE)
VINCENZO DINATALE
DATE: JULY 2, 2020
CC: N. AMWAKE; D. SULLIVAN; J. PAWLOWSKI; V. DINATALE

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

The existing building is currently served by municipal water and sanitary sewer service.

All four addresses are served by one 1-inch brass water service which enters 382-384 Center Street from Wallace Avenue. A 3/4-inch water meter is connected to this service pipe and a pipe inside the structure leads to the buildings known as 8 & 10 Wallace Avenue. A second water service from Wallace Avenue is located at the northern end of 8 Wallace Avenue; however, this water service is currently inactive and there is no service pipe or meter in the building connected to this service pipe.

There appears to be two sanitary sewer laterals that may be connected to the buildings, both connected to the sanitary sewer main in Wallace Avenue. The exact location of the existing sanitary sewer laterals is not known; however, the Sewer Division can assist in performing a dye-test to determine where the laterals connect to the main in the street.

Based on the number of plumbing fixtures shown on the drawings submitted with the application the existing 1-inch water service and 3/4-inch meter may be adequate to serve all of the units in the building.

The Water and Sewer Divisions have determined that we will need additional information to complete our review. Therefore we request that the following list of water and sewer utility items be made conditions of approval that must be resolved prior to the issuance of building permits for the building modification:

1. Provide final water use, sewer use and if a fire sprinkler system is proposed or required, needed fire flow estimates for the proposed development.
2. Submit interior plumbing plans for the building showing the domestic water, fire sprinkler system and the waste piping.
3. Since all of the buildings in this development are located on the same building lot, all of the units can be served by one domestic water service and one meter, unless additional services and meters are requested by the Owner. The Town will determine the size of the service line and meter based on the final plumbing fixture counts for the building supplied by the Applicant. Connection charges and meter fees shall be based on the size of the meter and will be due prior to connecting the water and sewer utilities to the building.

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

4. If an adequate water meter setting does not already exist then the Owner must provide a utility room, utility closet or dedicated utility area, conforming to Water Division requirements, inside of the building, to house the domestic water meter. The domestic water meter must be located immediately where the service line enters the building.
5. All existing water and sanitary sewer service lines that will not be reused for the proposed development shall be removed at the connection to the main in accordance with the technical standards of the Water and Sewer Divisions.
6. Submission of a revised utility plan subject to the final review and approval of the Water and Sewer Divisions prior to the start of construction, incorporating all water and/or sewer utility revisions that may become necessary.
7. All details and appurtenances of the water and sanitary sewer utility installations shall conform to the Technical Standards and Detail Sheets of the Town of Wallingford, Water and Sewer Divisions.
8. Posting of Water and Sanitary Sewer Utility Performance and Maintenance Bonds to cover the installation of the required utilities in accordance with the requirements of the Water and Sewer Divisions. The total amount of the bond will be based upon the final water and sewer layout.

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.

209-20A

PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT

RECEIVED

JUN 11 2020

WALLINGFORD
PLANNING & ZONING

APPLICATION: #209-20

DATE OF SUBMISSION: June 2, 2020

DATE OF RECEIPT: June 8, 2020

SCHEDULED MEETING: July 13, 2020

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Site Plan (712 sq.ft. acc. apt.)/R. Doolittle/4 Mellor Road

LOCATION: 4 Mellor Road

REFERRED TO:

ELECTRIC

HEALTH

BUILDING

ENGINEERING

INLAND WETLANDS

OTHER

FIRE

WATER & SEWER

DEPARTMENT COMMENTS: NO COMMENT

SIGNED BY: [Signature] / FMO (Title)

DATE: 6/10/20

RECEIVED

BY: [Signature]

209-20 B

TOWN OF WALLINGFORD
Department Of Public Utilities
Water and Sewer Divisions
377 South Cherry Street
Wallingford, Ct 06492

Engineering Section
Phone 203-949-2672
Fax 203-949-2678

INTEROFFICE MEMORANDUM

TO: Tom Talbot, Acting Town Planner
FROM: Erik Krueger, Senior Engineer *EAK*
SUBJECT: Application #209-20 / Doolittle / 4 Mellor Drive
Site Plan – Accessory Apartment
DATE: JULY 9, 2020
CC: N. Amwake P.E.; D. Sullivan; J. Pawlowski; R. Doolittle

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 and the Water and Sewer Divisions are committed to serving the accessory apartment as proposed.

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 accessory apartment. The existing water service for the building is a 3/4-inch copper service line 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 the existing water meter or water service pipe is undersized for the proposed fixture load then the Applicant will be required to upgrade the meter and/or service line if necessary and pay all fees and connection charges associated with such upgrade.
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.

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.



Town of Wallingford, Connecticut

13

LEGAL NOTICE

The Wallingford Zoning Board of Appeals, at its meeting of June 15, 2020, voted to take the following actions:

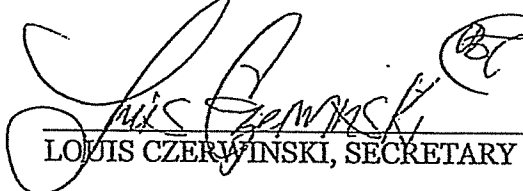
They voted to approve:

1. #20-009 – Variance Request/McCarn/side yard of 19.6 ft (20 ft. required) to construct an addition at 19 Pierson Drive in an R-18 District.
2. #20-012-Variance Request/Ricci/side yard of 10.6 (20 ft. required) to construct a 2 car attached garage at 17 Fritz Place in an R-18 District.
3. #20-013 – Variance Request/Generations Obstetrics & Gynecology, PC/22 parking spaces (23 required) at 150 South Main Street in a CLB District.

They denied:

4. #20-011 – Special Exception Request/Bartone/customary home occupation-Massage Therapy at 43 South Elm Street in an R-6 District.

WALLINGFORD ZONING BOARD OF APPEALS



LOUIS CZERWINSKI, SECRETARY

DATED AT WALLINGFORD

June 16, 2020

PUBLICATION DATE

June 19, 2020



Town of Wallingford, Connecticut

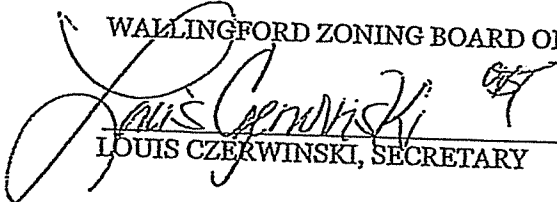
LEGAL NOTICE

The Wallingford Zoning Board of Appeals will hold the following public hearing(s) remotely at their meeting of Monday July 20, 2020, 7:00 p.m.

1. #20-010 – Variance Requests/Nesti & Prior/front yard setback of 13 ft. (30 ft. required) and side yard of +/- 11 ft. (12 ft. required) to construct a covered front porch at 143 South Main Street in a CLB District.
2. #20-014 – Variance Requests/Franceskino/Building Coverage of 18.2% (max 15% permitted) and side yard of 5.81 ft. (20 ft. required) at 20 South Side Drive in an R-18 District.
3. #20-015-Special Exception Request/Soli/garage area of 1993 sq. ft. (max. 1056 sq. ft. permitted) to construct an 1152 sq. ft. detached garage at 1431 Tuttle Avenue in an RU-40 District.

Should you wish to review any of the above-listed application(s), or have any questions regarding these matters, please act the Wallingford Planning Office at 203-294-2090.

WALLINGFORD ZONING BOARD OF APPEALS



 LOUIS CZERWINSKI, SECRETARY

DATED AT WALLINGFORD
June 30, 2020

POSTING DATES
July 7, 2020
July 14, 2020

“Individuals in need of auxiliary aids for effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five (5) days prior to meeting date.”

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	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
chickens not confine	1/27/2020	2020-009	169	South Cherry Street	Ochoa
Goats	1/8/2020	2020-002	11	Deer Run Road	Kieslich
Rooster(s)	7/31/2018	2018-032	610R	South Elm Street	Joaquim
Donkey, Mini Horse	5/1/2017	2017-020	79	Kondracki Lane	Briles
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					
outbuildings, Garage	6/14/2019	2019-045	408	North Elm Street	Sousa
Dwelling Unit(s)					

Violation **Complaint Date** **Complaint ID** **Street #** **Street Name** **Business/Owner Last Name**

potentially 2 illegal u	3/25/2020	2020-011	7	Wisk Key Wind Road	Francis
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
illegal 2 family	9/13/2019	2019-073	40	Third Street	Giaratana
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
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
	8/10/2017	2017-044	58	North Branford Road	Ibar

<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 Apartmen	2/27/2017	2017-011	68	Old Lane	McManus
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
4th unit	6/18/2015	2015-101	1179	Old Colony Road	Smith
2nd unit	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	2012-007	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
3rd unit	2/7/2012	2012-006	85	Christian Street	Souza
4th unit	2/6/2012	2012-005	30-34	Hope Hill Road	Bennett
2 units	9/24/2009	2009-070	52	Grieb Trail	Ridley

<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 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/filling					
	8/11/2016	2016-035	980	New Rock Hill Road	Dubec
Excavation/Filling, Stockpiling					
Material being brou	9/26/2019	2019-070	1173	South Broad Street	Romar Properties LLC (Robert Cone)
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
	7/13/2015	2015-120	159	Pond Hill Road	

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
	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
	7/11/2005	2005-072	84	Grieb Road	Self

Violation **Complaint Date** **Complaint ID** **Street #** **Street Name** **Business/Owner Last Name**

Outside Storage, Site Plan/Special

unscreened dumpst 7/10/2019 2019-053 99 North Colony Street Checker's Food Store

Parking

3/17/2015 2015-067 189 South Cherry Street Torelli

Signage

5/7/2018 2018-013 88 Center Street Catalyst Studio

5/7/2018 2018-011 144 Center Street Words on Wood

5/7/2018 2018-015 156 Center Street DHI Too

5/7/2018 2018-016 18 Center Street Center Street Luncheonette

10/2/2017 2017-050 400 North Colony Street Wallingford Tire & Auto

6/28/2017 2017-093 424 North Colony Street Rick's Antiques

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

2/23/2017 2017-012 60 Prince Street Henry McCully, Director

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
	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
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	5/30/2019	2019-038	991	North Colony Road	Papale
Unpermitted Mobile	5/29/2019	2019-032	156	Center Street	DHI too (business)
Storage	1/11/2017	2017-001	63	Carriage Drive	Summers
Commercial in Resid	4/25/2016	2016-001	323	North Cherry Street Extension	
Auto Repair	10/19/2015	2015-154	6	Blakeslee Road	Smith
Commercial in Resid					

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
	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	Binnix and Mappa
motor vehicle	9/15/2012	2012-099	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
	4/11/2001	2013-021	12 & 15	Wind Swept Hill Road	Ruggiero
Use & Excavation/Filling					
filling in wetlands/fl	6/3/2019	2019-036	1245	Old Colony Road	Pytel
Use, Dwelling Unit(s)					

Violation **Complaint Date** **Complaint ID** **Street #** **Street Name** **Business/Owner Last Name**

3 residential units wi 9/17/2019 2019-071 340 Quinpiac 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