

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

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