



Town of Wallingford, Connecticut

FINAL AGENDA

Wallingford Planning & Zoning Commission Meeting
Monday, November 9, 2020
7:00 p.m.

REMOTELY ONLY. The meeting can be accessed through:

<https://global.gotomeeting.com/join/874006277>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States (Toll Free): 1 877 309 2073

- One-touch: tel:+18773092073,,874006277#

United States: +1 (571) 317-3129

- One-touch: tel:+15713173129,,874006277#

Access Code: 874-006-277

Call to Order

Pledge of Allegiance

Roll Call

Consideration of Minutes – October 14, 2020

PUBLIC HEARINGS

- | | | |
|----|---|---------|
| 1. | Special Permit (Fill & Excavation)/Pfizer/21 Toelles Road (No Action Requested) | #409-20 |
| 2. | Zoning Text Amendment/ATLAS ONE – Malton/100 Center Street
(Continuation of Public Hearing) | #504-20 |
| 3. | Zoning Text Amendment/ Section 6.11.C./PZC (No Action) | #901-20 |
| 4. | Zoning Text Amendment/ Sections 4.9 (IX), Sec 4.10 (I-5).and 4.13 (WPD) PZC,
2.1, 5.1.C., 6.1.C. and 6.12.B. (No Action) | #902-20 |

NEW BUSINESS

- | | | |
|----|---|---------|
| 5. | Site Plan (multi-family conversion)/J. Ostrofsky/19 North Street | #214-20 |
| 6. | Site Plan (785sq.ft. acc. apt.)/Ranciato/212 Highland Avenue | #217-20 |
| 7. | Site Plan (Manufacturing)/Old Colony Properties, LLC/1262 Old Colony Road | #218-20 |
| 8. | Site Plan (512 sq.ft. acc. apt.)/Morales/7 Stegos Drive | #219-20 |

BOND RELEASES AND REDUCTIONS

- | | | |
|----|---|--|
| 9. | Site Plan (Demolition)/5 Research Parkway, LLC/5 Research Parkway | |
|----|---|--|

REPORTS OF OFFICERS AND STAFF

- | | | |
|-----|----------------------------------|--|
| 10. | PZC 2021 Meeting Schedule | |
| 11. | ZBA Decisions – October 19, 2020 | |
| 12. | ZBA Notice – November 16, 2020 | |
| 13. | 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

printed on 100% recycled paper

DRAFT

**Wallingford Planning & Zoning Commission
Wednesday, October 14, 2020
Robert F. Parisi Council Chambers
Town Hall – 45 South Main Street
MINUTES**

Chairman Seichter called the meeting to order at approximately 7:05 p.m.

Pledge of Allegiance was recited by all.

Roll Call: Present: James Fitzsimmons, Regular Member; Jeff Kohan, Regular Member; Jim Seichter, Chairman; Steven Allinson, Alternate (voting for R. Matarazzo); Jaime Hine, Alternate (voting for JP Venoit) Staff: Thomas Talbot, Planner.

Absent: JP Venoit, Vice-Chair; Rocco Matarazzo, Secretary; Armand Menard, Alternate.

Chairman Seichter read a meeting protocol provided by Janis Small, Corporation Counsel on how the meeting would be safely conducted in the COVID-19 environment.

Approval of Minutes – September 14, 2020

Commissioner Fitzsimmons: Motion to approve the Planning and Zoning Minutes of the September 14, 2020 meeting as submitted.

Commissioner Kohan: Second

Vote: Unanimous to approve

Chairman Seichter reviewed the COVID-19 meeting protocol and noted that the following agenda items will not be heard this evening at the request of the applicants

1. **Special Permit (Fill and Excavation)/Pfizer/21 Toelles Road** No Action Requested
5. **Site Plan (Multi-family conversion)J. Ostrofsky/19 North Street** No Action Requested

PUBLIC HEARING

2. Special Permit (public parking area)/TOW-Eng. Dept./33 North Cherry Street #410-20

Commissioner Allinson read the legal notice: #410-20 – Special Permit for a 128 space public parking lot for the Town of Wallingford on 1.31 acres located at 33 North Cherry Street, 120 Hall Avenue, and 87 Quinnipiac Street, zone TC. He noted all correspondence pertaining to this application for the record. Inter-departmental Referral, dated September 15, 2020, from the Fire Marshal; Inter-departmental Referral, dated September 30, 2020, from the Environmental Planner; email dated October 12, 2020, from Gina Morgenstein, Councilwoman; email dated October 13, 2020, from Tara Gorvine; email dated October 13, 2020, from Ben Martin.

Alison Kapushinski, Town Engineer presented the application for a 128 space parking lot. There are three parcels to the existing lot located at Hall & Quinnipiac and Quinnipiac & North Cherry. The proposal is to incorporate the old Brother's Restaurant spot on the northwest side. The town will repave and reconfigure the entire lot, including eliminating two curb cuts, narrow the driveway on the northeast corner, and maintain the existing driveway mid-block. She described the landscaping they will do along

the railroad tracks and the rights of way. They will use screening shrubs as required along with parking spaces that front a public right of way. She explained that they will replace the bituminous sidewalk along the train tracks which is separated from the tracks by a black picket fence. They also propose relocating the Welcome sign so it is more visible. Regarding storm drainage, Ms. Kapushinski explained that they will maintain the existing catch basins and are proposing two new ones. They are reducing impervious by 8.6%, exceeding their MS4 goal. She noted that they have submitted for an encroachment permit from the DOT due to minor work on Hall Avenue as well as the storm system tie into the state system. They will be relocating one utility pole and adding pedestrian lighting (the period lighting used downtown) on the walkway and fixtures in the parking lot.

Commissioner Fitzsimmons asked about handicapped parking. Ms. Kapushinski replied that there are 5 and indicated their locations. Commissioner Fitzsimmons asked about dumpsters for the existing businesses. Ms. Kapushinski showed the locations on the site plan and indicated that there will be adequate access. Commissioner Fitzsimmons noted that the location of the handicapped spaces doesn't help the four businesses that are there and asked if the spaces could be relocated. It was noted that the businesses don't have their own parking. He asked for clarification that there would be no dumpsters for private businesses on this property. Ms. Kapushinski confirmed. Commissioner Fitzsimmons noted that three letters were received suggesting that the parcel be left as developable space or something useful to the town. He asked if other uses were explored. Ms. Kapushinski replied that she did not but noted that Mr. Ryan from the Economic Development Commission can speak to why this was chosen as the best option. Commissioner Fitzsimmons asked how many lights will be in the lot and how many will be period. Ms. Kapushinski replied eleven total with four of the period type. She noted they will be full cut off.

Commissioner Hine asked why they are seeking a special permit. Ms. Kapushinski replied that she met with Mrs. Hand who recommended a special permit because one spot has 19 ft to the property line. A section of the Town Center regs allows seeking a permit if you cannot be compliant without losing several parking spaces. There is plenty of space to maneuver but it's outside our property line. Commissioner Hine asked how many spaces would be lost without the special permit. Ms. Kapushinski replied: four spaces. Commissioner Hine verified that this is out of 128 spaces. Ms. Kapushinski replied it would also cause an odd configuration in an already geometrically odd area on Quinpiac Street. Commissioner Hine noted that the regulation says "A significant reduction in number of parking spaces". Ms. Kapushinski replied that the goal of this parking lot is to serve many different areas, so losing 4 spaces near the four businesses would be substantial. Commissioner Hine asked Mr. Talbot if the Town has the right as the property owner to create a parking lot under the regulations. Mr. Talbot stated that it is clear in the regulations. Commissioner Hine replied that he wanted it clear for the record because of the letters submitted objecting to the project. He stated that it is clear that it is not the role of the Commission that this is permitted by the regs. Mr. Talbot clarified that it is regulation 4.26B11 which references government facility buildings and uses. Commissioner Hine noted that the role of the Commission is to enforce the regulations and this is permitted.

Chairman Seichter asked for clarification that the project is looking to reconfigure 74% of the entire 3 parcels which are currently a parking lot. The other part of the project is proposing, on a parcel that was purchased by the Town, about 26%, to include that in the parking configuration. We are not creating a new parking lot but adding about .3 acres to the existing parking lot.

PUBLIC COMMENT

Tim Ryan, Economic Development Commission, stated that the EDC enthusiastically supports this proposal. The EDC supported the Town purchasing the lot for parking for the Town Center. He and the former Town Planner, per the POCD (Plan of Conservation and Development), looked at several site-specific opportunities and would they work as mixed-use developments. The exercise looked at cost, what could be built there, etc. The P&Z in the Downtown regs approved higher levels of density in the incentive housing zone and lower parking. They have also had conversations about the old railroad station. The EDC feels it is historically significant but underutilized. It could be something more if was developed. It has no parking. To energize the lower part of the hill we need more parking. Off-site parking in proximity is necessary for the density. He has had some feedback from people wanting to park there. He suggested looking at as a parking lot could turn into a park if development doesn't happen.

Commissioner Fitzsimmons asked if the whole lot will be paved and striped and asked for the timeline. Ms. Kapushinski replied that yes it would be paved and striped and that they are hoping to do construction in the spring if they receive the grant.

Commissioner Kohan stated that using it as a parking lot does not conform to the POCD. The parking lot is the end border of the Town Center. Originally when the regulations were established, they discussed the problem of requiring large parcels to make development worth their while. When this parcel came up, he agreed with the purchase with the hope for a developer to buy the adjacent property. But that didn't happen. A parking lot takes the property off the tax rolls. Commissioner Kohan agreed it would be great to have better use of the old train station. The new station is ½ mile up the street. Nothing has been done with the old train station for years. He referenced pages 24, 30, and 16 of the POCD which has comments about what to look for in the Town Center. He stated that in his opinion, a parking lot doesn't enhance the vitality of the Town Center. He noted that the POCD executive summary also says that when something significant changes there should be a committee to discuss a proposed enhancement like this. There is a POCD Implementation Committee that he is not sure if they've weighed in. He read from the executive summary, page 112, regarding the Town Center Survey: "further, a majority of respondents favor an extensive new development in this area and the lower Town Center area centered on Center Street and Colony Road." He stated that he doesn't think the parking lot serves the Town well. It may serve some in the area. He noted the POCD didn't indicate a parking crunch in that area. It did say that along Center Street, behind the businesses, the parking areas need to be fixed up. He is not in favor of the application. He stated that he doesn't know if a park is the right thing either. He believes a committee needs to discuss what's needed.

Chairman Seichter asked if Commissioner Kohan would have a problem with the 74% of the parking lot that is being fixed up or if his concern is with the Brothers lot. Commissioner Kohan confirmed.

Chairman Seichter stated that his concern is, as far as planning for what we want to do with the property, he recalled the Wooding lot which was purchased with plans for a parking lot. He stated he would hate to see this .33 acre parcel languish in its existing condition. He noted that if we don't do anything for that parcel, he suspects that the other two parcels might not be fixed. He stated that he thinks this is one of the best plans for what's there now. We need to keep our fingers crossed that someday there will be interest in developing in that area. He stated that he supports the application.

Commissioner Hine stated that he was excited when the Town bought the parcel. He viewed it as a great opportunity for the Town to partner with a developer to develop the lot. He is disappointed that it is going forward as a parking lot. That being said, if there is no interest in the property for development, he would hate to see it languish. He doesn't think fixing it up will attract development. It could sit for years so it might as well look nice. He fears that it is never going to get developed. He noted that even if the Commission denied this tonight the Town could change the layout and make it a site plan; so, from a practical standpoint, we can't stop this from happening.

Commissioner Fitzsimmons stated that for the record he agrees with the previous comments. The Wooding Caplan piece was acquired more than 30 years ago and the quality of the parking is disgusting. Wallingford Downtown has quantity but not quality of parking. The plan presented tonight makes sense. This portion of the town is an entryway to town; letting it stay in its current state is not optimal. Commissioner Fitzsimmons asked if Ms. Kapushinski knew the cost per parking spot. She replied that she did not off the top of her head. Commissioner Fitzsimmons stated that even with the right pavement and landscaping, he is not in favor of a parking lot, per se, but thinks it conforms to the regulations. He will support the application because of the vision and the history of what happened with Wooding Caplan.

Commissioner Kohan agreed with all the comments and doesn't want to see it languish. The problem is that once it's turned into a parking lot nothing else will ever be done with it. He doesn't think it has been given due diligence to make a big exciting decision. We need to think bigger.

Chairman Seichter noted that regarding the Wooding lot, the Commission approved a plan for that about a year ago. He asked Ms. Kapushinski to ask Mr. Baltramaitis when that work is going to be done and to report back. This has been going on for quite some time and that lot is not in good condition. Ms. Kapushinski agreed.

Ms. Kapushinski stated that this is not a band-aid project. It is the best effort with the funds that are available to give it a brand new look with improved landscaping, giving safer and esthetically pleasing parking.

Commissioner Fitzsimmons asked for clarification that there is no bond because it's a Town project and no conditions. Chairman Seichter confirmed there is no bond. Mr. Talbot stated that he did not recommend any conditions.

Commissioner Fitzsimmons: Motion to close the public hearing on Special Permit (public parking area)/TOW-Eng. Dept./33 North Cherry Street #410-20.

Commissioner Kohan: Second

Vote: Allinson (for Matarrazo): yes; Fitzsimmons: yes; Kohan: yes; Hine (forVenoit): yes; Chairman Seichter: yes

Commissioner Fitzsimmons: Motion to approve application #410-20, a Special Permit for the Town of Wallingford Engineering Department to permit a 128 space paved public parking lot for the Town of Wallingford on 1.31 acres located at 33 North Cherry Street, 120 Hall Avenue, and 87 Quinnipiac Street as shown on plans entitled "Site Plan, North Cherry Street Parking Lot Improvements, Town of Wallingford" Town of Wallingford Connecticut Department of Engineering dated 9/9/20.

Commissioner Kohan: second

Vote: Allinson (for Matarrazo): yes; Fitzsimmons: yes; Kohan: no; Hine (forVenoit): yes; Chairman Seichter: yes

Special Permit #410-20 approved.

3. Zoning Text Amendment/ATLAS ONE – Malton/100 Center Street #504-20

Commissioner Allinson read the legal notice: #504-20 – Amendment to Section 4.26.B.7 of the Wallingford Zoning Regulations to add Wellness Centers as a permitted use in the Town Center District. He also noted all correspondence pertaining to this application for the record. Inter-departmental Referral dated September 15, 2020, from Fire Marshal; Inter-departmental Referral dated September 15, 2020, from Town Engineer; correspondence dated October 5, 2020, from Thomas Talbot, Planner to Tracy Malton; correspondence dated October 6, 2020, from Steven Lazarus to Planning and Zoning Commission; a multi-page Petition; a set of information received October 9, 2020, including a blog from The American Heritage Dictionary, a presentation from Fitzgerald and Halliday, a National Association of Realtors commercial market insights and a site plan by Lazarus and Sargeant.

Mark Bergamo of the Marcus Law Firm, 275 Branford Road, North Branford presented that they are requesting a change to Section 4.26.B.7 allowing medical, dental office, clinics, and outpatient treatment facilities on the ground-floor, street-facing side of any building or in the alternative to allow wellness centers to be located thereon. He stated that they are advocating for the removal of the restrictions in the Town Center District for those medical and dental treatment centers. He stated that the regulation is too restrictive and doesn't take into consideration the uniqueness of the Town Center area, the availability of such health care treatment centers, the very nature of the patients' physical hardships for accessibility to such centers. The regulation deprives access to such a facility. He noted that the Planning and Zoning office is supportive of the removal of the restriction, as noted in the letter dated October 5, 2020. He stated that they support change in the language that the Planning and Zoning office recommended. He stated that the Economic Development office and the ZBA supports, based on Dr. Malton's attempt to get a variance. The allowance of such other treatment centers that are allowed includes veterinarians and animal hospitals yet don't have treatment for humans. This seems

inconsistent. Ground floor uses should be allowed due to patients with mobility issues needing access with reasonable accommodation. The Commission should take into consideration the uniqueness of the area. The applicant's building has a unique character. The regulations almost limit all use on the ground floor. Atty. Bergamo noted that ex-commissioner Mike Glidden previously submitted a letter that cited the American Heritage Dictionary for definitions of service establishments that are allowed. Zoning regulations are meant to facilitate the use of the municipalities' land on behalf of and the betterment of its citizens. He stated that he can't believe it was meant to restrict access to treatment. The availability of parking spaces was an issue during the change to the regulations. This building has parking spaces. Back in 2018, during the changes in the regulations, several issues were raised regarding medical and dental offices, including that they might restrict the use of other facilities. Actually, patients use the downtown area for dining and shopping. Due to the COVID situation, small businesses may shut down. He shared a retail memorandum from August 2020 by the National Board of Realtors that stated retail is going to be reduced. Medical facilities and professional offices have a way of attracting business and thrive in the downtown area. He referenced page 23 of the TOD plan which encapsulates what he is advocating. This is a good mixed-use, and Medical should be part of that. He is asking to allow general medical/dental offices and wellness centers. He put together a definition.

Dr. Tracey Malton, 167 Stonehedge Lane, Guilford. She stated that they are proposing to allow medical on the 1st floor. She is using a 'wellness center' to keep to the spirit of the decree. She stated that her business brings people downtown. Those who come for medical use go to other shops. Right now her business is in the Town Center on the corner of Hall Avenue and North Colony. She is trying to increase the vitality there. A larger location would allow her to bring more people downtown. Many of her patients come from out of town. She believes that medical offices do bring people downtown.

Atty. Bergamo asked Dr. Malton to explain the type of people that she treats. Dr. Malton explained that she doesn't only see back pain but also vertigo, autoimmune disorders, Parkinson's, Alzheimer's. Not just what you'd expect in a chiropractic office. She noted that if patients have lower back pain, they can't walk upstairs.

Commissioner Kohan stated that he is in favor. He noted that the Commission spent a lot of time revising these regulations. He agreed that this is a great business and it will bring people downtown. Are we setting ourselves up for another revision in the future? Chairman Seichter noted that we don't have to revise our regulations. The Commission needs to determine if we want to.

Commissioner Hine stated that he is in favor. He noted he has brought this up before. This type of business is different than a purely medical or dental office. He liked the reference to a Wellness Center. Looking at the list of services to be offered, he noted that we already have those businesses in Downtown. He stated that he doesn't see why we would prevent a chiropractor from conducting her business in the same manner as those businesses just because it's on the ground floor. He suggested that it might be easier just to say medical and dental offices. The problem was that we defined the services. If we get into what's a wellness center versus a medical office, it might be better to keep it simple and allow it. Then get rid of limitations for the 1st floor. He stated that he thinks the regulation

needs to be changed. This is a different situation than what was initially contemplated. He recalled that we did discuss trying to encourage retail in downtown and didn't want medical offices taking up storefronts. This is not a concern with this type of business. The question is how to structure the revision.

Chairman Seichter agreed to some degree, but he doesn't want to see the storefronts in downtown changed to medical and dental offices. However, he agreed that there are some businesses in downtown providing services that a wellness center would provide. He stated that he can't support allowing medical and dental offices on the first floor, but the idea of a well-defined wellness center meets the intent of the regulations but still needs some work. He stated he would support a well-defined wellness center.

Commissioner Fitzsimmons noted a letter from the Planner that states: "This office understands that this proposed amendment has been submitted in response to a denial for a use variance by the Wallingford Zoning Board of Appeals for first-floor medical offices with direct frontage on Center and William." He asked if the application is more about 1st-floor medical use or about the definition of adding a wellness center. Dr. Malton replied that they are trying to bring a wellness center into downtown on the first floor. Because people who want to visit a wellness center can't necessarily make it to the second floor. She is happy to have other wellness centers in town. She stated that they are trying to bring more people downtown and to expand her business. They are doing it as a wellness center to honor the spirit of what the Commission wanted. She noted that the building has no storefront windows. Commissioner Fitzsimmons asked about licensing of the professionals that would work in the wellness center. Dr. Malton, replied yes, she is licensed in the State of Connecticut as would be the nutritionist and therapists.

Commissioner Fitzsimmons stated that he is having a tough time with the second part of the request having to do with the ground level, street-facing side. He thanked Dr. Malton for what she does. He is not opposed to a wellness center, just challenged by the first-floor street-facing. He noted that it's not just medical and dental offices that are restricted. He clarified that she is requesting the change because she was denied by the ZBA. Dr. Malton concurred and noted that the ZBA was in support of the project but the building was not a hardship. Commissioner Fitzsimmons stated that they wrote the regulation because they didn't want medical use on the ground floor, street-facing in the downtown. He noted that you proposed a change to regulations. This fix would affect everyone in the zone. He stated that they can't be so focused on one building. Dr. Malton responded that yoga and massage are approved uses on the first floor and those are usually pretty healthy people. Yet those with physical impediments have to go to the second floor. Atty. Bergamo added that in the minutes of the P&Z workshop, you made analogies to law offices that have no restrictions. He noted that veterinarians and animal hospitals are allowed.

Commissioner Fitzsimmons stated that it's not about her building but the entire zone. A zoning text amendment is not just about her building. The Commission has to look at the whole zone. Dr. Malton stated that a medical office would bring people downtown from out of town and help increase the

vitality. Retail is dying and will not come back. Restaurants are closing. Medical will continue and there will be more and more demand from an aging population. It needs to be on the ground floor to be accessible. Commissioner Fitzsimmons pointed out that there are three things not allowed in the ground level, street-facing regulation: general business office (including legal offices), medical/dental offices and clinics, and residential units. So it is not discriminating because Wallingford has ample uses and diverse zoning. It's just the downtown center where the ground floor is limited.

Commissioner Allinson stated that he loves the building and loves the idea of a wellness center there. He stated that he agrees with Commissioners Fitzsimmons and Seichter that putting offices on the first floor doesn't fit with the plan. He is very sympathetic. He noted that it can't be just your building. The proposed amendment would allow dentists to rent an office to a nutritionist in their building, call it a wellness center, and use the first-floor space for office space. The problem is that this amendment opens the door to game the language. It would create a slippery slope of abuse. He noted that most offices and businesses have a step up and elevators. He stated that he understands what she's saying but it's not enough to need to amend the regulation to this degree. Maybe it should be a different amendment. Commissioner Allinson stated that he can't support the amendment as it is written.

Chairman Seichter noted that what was proposed by the acting planner is something he can't agree with. There are some components of the Wellness Center that we already have in the downtown area. He is willing to consider adding a well-defined wellness center to the regulation, but not the sweeping change to allow medical and dental offices on the first floor. He stated that this has nothing to do with your location or your building. It has to do with what a well-defined wellness center would provide.

Commissioner Hine echoed Chairman Seichter, that we are getting caught up in the fact that the applicant provides chiropractic care which we look at as a medical business. That is not what is being proposed. If we can get to a clear definition of a wellness center, we'll have something. He would hate to see the application denied because of the focus on chiropractic services. All the proposed services are already provided in the downtown area. This business is not what was contemplated when we included the limitation on medical offices. It is a worthwhile limitation but he doesn't believe that limitation applies to this type of business. He thinks that is a fault in the regulations and needs to be addressed. The applicant is helping us get there. He asked if we are stuck on what is proposed or if we can offer other language? Atty. Berman noted that they would be amenable to different language.

Chairman Seichter replied that it depends on whether the Commission believes a wellness center should be a permitted use of our downtown. If so, he suggested that it needs to be better defined and we can't do that tonight. He suggested that we make note of what we are looking for, on the record and give those comments to our Corporation Counsel. The Corporation Counsel would then meet with the applicant's representative to see if something could be worked out that meets the Commission's goal of how we see the development of downtown. He didn't recommend attempting to hash out the language tonight.

Commissioner Kohan stated that he believes a wellness center would be appropriate for downtown. He agreed with cleaning up the definition to make that happen.

Commissioner Allinson added that if we are going to discuss whether Wellness centers should be added, then we need to consider the first-floor use issue. Chairman Seichter agreed that assumed that we'd be talking about first-floor use.

PUBLIC COMMENT

Allen Jacobs, 130 Winthrop Road, Guilford, owner broker of Sunset Creek Realty. He explained that the State is losing population. Looking at the demographics the State of Connecticut loses 10,000 people between the ages of 20 – 35 every year. We are becoming an older society. He quoted from the Connecticut Commission on Women, Children, and Seniors that from 2010 to 2040 Connecticut's proportion of the population aged 65 and over is projected to grow by 57%. Ages 20 – 64 is projected to grow by less than 2%. Older adults want to stay in their community. From the commercial real estate side, retail is dying. There is an influx of people from New York moving here. They are usually older with the financial ability to make the move. This will have a long-term effect on Connecticut. This will increase the percentage of elderly people which will increase the demand for more services for the elderly, particularly mobility and ambulatory issues. A first-floor wellness center seems in concert with the goals of the ADA as well as maintaining a healthy balance for the downtown area.

Lisa Keithan, 3 Mann Memorial Drive, Cromwell, stated that she has been a patient of Dr. Malton for the last 5 or 6 years. She stated that she has Parkinson's and has difficulty with the steps at Dr. Malton's office. She gets around as well as she does thanks to weekly chiropractic care. The first-floor office with nearby parking would be great. The other services in the same place, like yoga and massage therapy, would be one-stop shopping. She noted that she appreciates businesses in Wallingford and uses the stores in town while here. She stated that she would be grateful if this was approved.

Gabriel Rodriguez, 3 Mann Memorial Drive, Cromwell, stated that a chiropractic office on the first floor would be helpful for those with disabilities.

Karen Benham, 41 South Main Street, stated that she hopes to get past the wording that seems to be holding this up. Dr. Malton's business would increase foot traffic would happen. As a resident, the building is important. It is a historic building. This is an opportunity for it to be something different that will be vital for the downtown area.

Christine Wallach, 84 Atkins Street, Meriden, stated that she is the office manager for Dr. Malton. She stated that quite a few patients need help getting in and out of the office, even though there are only two steps. In terms of the Downtown vitality, she stated that on an average Friday they may see 100 patients. Due to building capacity, people waiting outside. They get coffee and go shopping. The new location would have more options for them. She believes there would be an increase in foot traffic in the area.

Liz Davis, 31 Audet Drive, introduced herself as President of Wallingford Center, Inc. She supports Dr. Malton and the wellness center at 100 Center Street. The Wallingford Center Board agrees that a change to the wording would be beneficial for downtown. She noted that they represent a lot of merchants in the area, and there has been much discussion on this subject. They believe the town needs something a little more exploratory in this area, as far as the wellness center. They would like to see her in that downtown space.

Jennifer Nuzzo, 4 Simpson Avenue, Wallingford, stated that her aging parents have problems getting into Dr. Malton's building. Chiropractic offices need to be on the first floor. The amount of foot traffic she brings to the downtown area is unbelievable. It would be helpful if this passes tonight and make this a wellness center. It would bring a lot of traffic into the downtown area and help other businesses.

Anthony Morgillo, 1278 Durham Road, Wallingford, stated that you are looking to revitalize downtown. He believes that Dr. Malton would be an asset. He noted that if you are looking for retail for first floor buildings, what kind of retail would be sustainable in that building. She has a sustainable business that will bring people into town.

Chris Shortell, 1a Cassella Drive, Wallingford stated that he knows the Commission looks at the regs all the time and he appreciates the willingness to compromise and find a way to make it work. He noted that the downtown has changed. What is there now and how would this fit in. Right now the Coalition for Greater Wallingford occupies a storefront on Center Street, as does the Hub Cap and a Real Estate and legal offices. At this point, he wouldn't care if it was all doctor's offices if it brought people downtown. He believes we have to adjust our vision. He stated that he respects all the work the Commission does. Chairman Seichter replied that the regulations don't prohibit medical or dental offices. The focus is on the 1st floor. Mr. Shortell replied if it was all medical and dental on the first floor, he would be in favor.

Commissioner Kohan stated that he listened carefully to the comments from the public and appreciates the comments. He noted the first person's comments that this is visionary. Based on demographics changing, this is a visionary decision, it's a visionary business. We talk about changing with the times. He stated that this is it. He agrees with Mr. Shortell, that he could see more medical offices in downtown. He will support what we have to do to make it work. This is the future.

Commissioner Allinson stated that looking at the regulation and listening to the public, and looking at this particular building. The building is on two streets, other buildings may not. The regulation only prohibits the first-floor street side. If we think about downtown and what we want town center to look like and building frontages as well as the rest of the space in those buildings, he still thinks medical, dental, and chiropractic can have first-floor occupancy without occupying street-side fronts.

Commissioner Fitzsimmons stated that he supports what Dr. Malton does. He agrees that we are not going to bring back old Wallingford. We can't focus on the uniqueness of your property. We need to think about everyone else. He stated that he is in favor of adding the definition of wellness centers

including something about the individuals have to be licensed. He is in favor of the parking requirement. Regarding section 4.26, he asked Dr. Malton, why didn't you ask just for the wellness center to be on the first floor. Atty. Berman replied that their first proposal eliminated the section or in the alternate to have the wellness center. They prepared the definition based on a review of wellness center definitions around the country while attempting to narrow the scope as much as possible. Commissioner Fitzsimmons stated that the difficulty is the impact on the zone. He stated that he thinks we can work on it and come up with a definition or revision based on the feedback. He explained that we can leave the hearing open, you can work with the town staff and come back. He stated that he is in favor of a wellness center.

Chairman Seichter agreed. He is not focusing on the building. The focus is on downtown and a use to perhaps include a new use in this downtown area. The wellness center is something, but there needs to be some work on the language between you and our corporate counsel. The Commission needs to give guidance to the corporate counsel. He would support that, but he won't support medical and dental offices or clinics on the first floor.

Dr. Malton asked for clarification. Chairman Seichter stated that medical and dental offices and clinics that are proposed by the draft regulation change are something that he can't support. He can support a well-defined wellness center allowed on the first floor. Atty. Berman asked for clarification. Chairman Seichter added that the commission needs to give guidance to the Corporation Counsel regarding the Commission's concerns. Then the Corporation Counsel would have a conversation with the applicant and her counsel to see if we can come to an agreement that works for the town.

Commissioner Hine added if you can't get agreement on language, he asked if they could make this a special permit. Everyone likes the idea that is being proposed and may approve it for this particular business. That would give us the ability to approve this business but deny others. Chairman Seichter agreed that that is an approach we can use, but first, we need to agree on the definition of a wellness center.

Atty. Berman stated that the applicant has no problem with continuing the application to November. He called for a vote to continue this application to November.

Commissioner Fitzsimmons: Motion to continue the application for zoning regulation change to section 4.26 as submitted by Atlas One, LLC, and Dr. Tracy Malton to the November meeting.

Commissioner Kohan: Second

Vote: Unanimous to approve.

NEW BUSINESS

4. Site Plan (2nd story addition)/United Concrete Products/173 Church Street, Yalesville #213-20
Commissioner Allinson noted all correspondence pertaining to this application for the record. Site plan dated December 9, 2014; Site Plan dated March 9, 2007, revised to September 28, 2020; Inter-departmental Referral dated September 15, 2020, from Fire Marshal; Memo dated September 22, 2020,

from Department of Engineering to Planning and Zoning Commission; Inter-Departmental Referral dated September 30, 2020, from the Deputy Fire Marshal; correspondence dated September 29, 2020, from Thomas Talbot, Planner to Frank Giordano; Memo dated October 14, 2020, from Department of Engineering to Planning & Zoning Commission.

Frank Giordano, Construction Manager for United Concrete Products at 173 Church Street, explained the purpose of the application is to add two conference rooms to the building. One in the center of the building on the second floor (1500 sq ft) above the oldest section of the building. It's nested between three roofs. And one (800 sq ft) on the first floor in the parking lot. He explained that they need more space as well as a second egress for the second story. The building is now closed to the public. They meet with contractors under a tent. They intend to keep it that way with basically a redundant conference room separate from the building. COVID has impacted their business, making it more difficult. Both conference rooms have identical layouts with restroom and 2 small areas where can review documents.

Mr. Talbot stated that all his comments have been addressed and the Town Engineer's comments have been addressed. He noted a recommendation from the Town Engineer dated October 14th to move parking spaces that will be part of the conditions of approval. He stated that it is just restriping and that the applicant has not seen the request. He noted that no bond is needed. Mr. Giordano reviewed the comments and stated that he had no objection.

Joseph Mirra, Economic Development Commission stated that the EDC is in favor of this project.

Mr. Giordano added that the changes are not adding employees or parking spaces. They are just trying to make the operation more usable and better for employees.

Commissioner Fitzsimmons: Motion to approve application a site plan for United Concrete Products to construct two building additions totaling 2300 sq. ft. as well as revised parking plans at 173 Church Street as shown on plans entitled "Property Boundary Survey Depicting Lot Line Revision Between Land of 173 Church Street LLC Located at #173 Church Street and Land N/F Yalesville Properties LLC Located at 43 Warehouse Point Road, Yalesville Connecticut" dated 3/9/07, revised to October 8, 2020, subject to:

- 1. Comments from Thomas Talbot, Planner, to Frank Giordano dated 9/29/20;**
- 2. Comments of Alison Kapuchinski, Town Engineer, in Inter-Office Memorandum to the Planning and Zoning Office dated 9/23/20 and 10/14/20; and**
- 3. Comments of Fire Marshal Michael Gudelski in Interoffice Memorandum to the Planning and Zoning Department dated 9/15/20.**

Commissioner Kohan: second

Vote: Allinson (for Matarrazo): yes; Fitzsimmons: yes; Kohan: yes; Hine (for Venoit): yes; Chairman Seichter: yes

6. Site Plan (700 Sq. Ft. acc. apt.)/J. Lee/253 New Cheshire Road #215-20

Commissioner Allinson noted all correspondence pertaining to this application for the record. Inter-departmental Referral dated September 15, 2020, from Fire Marshal; Inter-departmental Referral dated September 15, 2020, from Town Engineer; Inter-departmental Referral dated September 15, 2020, from Registered Sanitarian; correspondence dated September 16, 2020, from Thomas Talbot, Planner to John Jr. and Terry Lee.

John Lee, 253 Cheshire Road, Wallingford, explained the application is for an accessory apartment above an existing garage at his residence.

Mr. Talbot noted a comment about parking but confirmed that it is not required, so the issue has been resolved.

Chairman Seichter noted that the only conditions are the Health Department to approve the septic system and a final inspection by the Zoning Enforcement Officer.

Commissioner Fitzsimmons: Motion to approve a site plan for Lee for a 700 Sq. Ft. Accessory Apartment at 253 New Cheshire Road subject to:

- 1. Comments in Interoffice Memorandum from the Wallingford Health Department to Thomas Talbot, Planner dated 9/15/20; and**
- 2. Final inspection of the completed accessory apartment by the Town of Wallingford Zoning Enforcement Officer.**

Commissioner Kohan: second

Vote: Allinson (for Matarrazo): yes; Fitzsimmons: yes; Kohan: yes; Hine (for Venoit): yes; Chairman Seichter: yes

BOND RELEASES AND REDUCTIONS

7. Special Permit/Choate Rosemary Hall/333 Christian Street

Mr. Talbot reported that this bond is ready to be released.

Commissioner Fitzsimmons: Motion to release the bond for Special Permit/Choate Rosemary Hall/333 Christian Street as recommended by the Town Planning office.

Commissioner Kohan: Second

Vote: Allinson (for Venoit): yes; Fitzsimmons: yes; Kohan: yes; Hine (for Matarrazo): yes; Chairman Seichter: yes

DISCUSSIONS

8. Restaurant Parking Requirements

Chairman Seichter explained that a committee spearheaded by Councilor Shortell looking at zoning regulations and areas that the Town Council has purview over, looking to help businesses and restaurants with outside dining. Mr. Talbot proposed a change in zoning regulation to allow fewer required parking spaces. The zoning regulation for restaurants looks at the total square footage of the

restaurant to determine the required parking. The suggestion is to instead look at the seating area square footage to calculate the parking requirement. This may allow additional space for outside dining. Chairman Seichter asked if it is something the Commission wants to consider changing the zoning regulations.

Mr. Talbot noted that this change wouldn't include Town Center because that has different parking regulations. He added that the proposal is a common standard. Typically prep, kitchen, and storage areas are not figured into parking requirements.

Commissioner Fitzsimmons stated that he fully supports the proposal.

Chairman Seichter stated that if we are all in agreement we can put it on our agenda for next month

Commissioner Hine asked about employee parking. If we are gearing toward customer seating, standing, or dancing area is there space for employees. Mr. Talbot replied that the standard is meant to include staff. Commissioner Hine stated that he was in favor.

Christopher Shortell, 1a Cassella Drive, noted that this is part of an ongoing discussion to expand the sidewalk dining time frame. That was the first step. This would be a great thing post-COVID. Anything we can do to help restaurants continue. They visited restaurants that had applied for the permit and asked if they would still want outside dining once the COVID restrictions are over. They all want it. He stated that the Commission has his support. The Council just wants to move on it as quickly as possible.

Kathy Lilley, Executive Director of Wallingford Center, Inc., resident of 27 South View Drive. She reported that they spoke to 19 restaurants so far and the response has all been yes they want to do it again. They reported that customers like sitting outside. Going forward she asked the Commission to work on getting the additional seating approved. They will continue to reach out to more restaurants. Only one restaurant would not repeat the parking lot space because they already had a patio. This resulted in a vibrant downtown.

Tim Ryan, Economic Development Commission thanked Councilor Shortell for getting the conversation started. Fundamentally COVID gave us the opportunity and it's working for the businesses. He talked to Police, Fire, Public Health, Engineering, Public Works, the Town Risk Manager, and the Mayor to ask if there were any complaints or problems that resulted from having dining to the extent that we have it. He heard of only one complaint because restaurant tables were blocking the sidewalk. This was easily resolved. He also asked if they would support the continuation of the outdoor dining and all said yes. The ball is in our court, we need to allow this to continue. This adds another dimension to downtown and throughout the town.

Chairman Seichter asked Mr. Talbot to look up any tent requirements to see if there are any restrictions. Mr. Talbot thinks the regulation amendment being discussed is a very limited thing. It is just the first step. Chairman Seichter acknowledged that with a reduction in parking it will allow outside dining while

complying with the parking regulations. He questioned whether our current regulations on tents restrict this activity to ensure it's not a stumbling block.

Commissioner Allinson stated that this is a wonderful idea that he supports. He suggested also looking at subsequent issues such as temporary signage regulations and give businesses more opportunities.

Tim Ryan, Economic Development Commission added food trucks at wineries are included in this activity. He added that there were no complaints at the wineries and both wineries would like to continue the use of food trucks. Chairman Seichter noted that we need to discuss allowing them to continue and how.

Commissioner Kohan stated he was fine with this. The question is if a tent is enclosed, is it much different from being inside. He noted that this may need to be considered. Chairman Seichter stated that he believes the Fire Marshal has inspected the tents to ensure they comply with safety issues.

Commissioner Fitzsimmons noted that mobile food vendors are all over the regulations. Several regs limit the length of consecutive days they are allowed. We will need to discuss this in November to determine if a change is necessary. The only current tent regulations are related to tents for Church carnivals, selling fireworks, and Easter Flowers. Chairman Seichter stated that he just wants to make sure we cover all the areas. He noted that the restaurant parking requirements need to be added to the next meeting as a public hearing for a regulation change. He added that Food trucks at wineries will be added to the agenda as a discussion item.

9. IX and I-5 Regulation Amendments

Chairman Seichter explained that this came out of a workshop regarding making some changes to these regulations. The marked-up regulations were distributed to Commission members. He opened the discussion and noted that it would be an agenda item next month for a Public Hearing to see if we want to make changes.

Commissioner Hine stated that an issue raised at the workshop was making warehousing a special permit in the I-5 Zone, which looks like was done. Then there was another issue that certain activities were not permitted in I-5 because so many of the properties included wetlands. He had raised the question, whether these same restrictions should be extended to the IX zone properties that include wetlands. Mrs. Hand was to follow up with Water and Sewer to see if Water and Sewer thought those limitations should be extended. He doesn't know if that was done and if any of it is incorporated in the markup. He wanted to make sure we don't lose sight of that. Chairman Seichter stated that he is aware there was some discussion with Water and Sewer.

Tim Ryan, EDC, stated that to the best of his knowledge the document is the result of the collaboration of Mrs. Hand and Water and Sewer. He clarified that it references Watershed regulations, not Wetlands. Commissioner Hine acknowledged the correction but stated that he is still looking for what the result of

the discussion was. Chairman Seichter suggested asking for comments from the Water & Sewer Department at the public hearing.

Mr. Talbot asked for clarification that sections 4.9, 4.10, and the watershed 4.13 were to be included in the public hearing. Chairman Seichter said yes.

Bob DeMaio, 14 Marie Lane, Wallingford, stated that the watershed issue is critical. He referenced a letter dated February 4th from the Public Utilities Commission and the Water Division that doesn't recommend storage or warehousing in the watershed in the I-5. He stated that he is thankful that the Commission brought it forward. He is extremely concerned about our watershed. He stated that it would be a huge mistake to put any storage facilities, manufacturing facilities, warehousing in the watershed. Or any more than there already is.

Mr. Ryan stated that they want to protect watersheds as well. He noted that we have several companies in the watershed actively doing business and not doing harm. He suggested looking at the new regulations and ask if any of the existing companies would be disallowed if they were new applications. If they would be denied, we need to look again at the regulations. Chairman Seichter replied that he doesn't know who would do that. The Commission has staffing constraints. He asked if the Economic Development Commission could do it. Mr. Ryan stated that the EDC doesn't understand the depths of regulations. Mr. Talbot stated that it would involve gathering anecdotal information which would take time. Chairman Seichter stated that we need to figure out how it would be done. It might be something the EDC with Water & Sewer and Mr. Talbot can figure out a way to do that. Mr. Ryan agreed to look into it. Chairman Seichter stated that this is an important issue and needs to be addressed.

John Keogh, Commercial Real Estate Broker with Colliers International, stated that for the last 10 years he has worked with the Gillespie Demillo family which owns 23 acres at 677 Williams Road in the I-5 Zone. They have been trying to sell the property but the only allowed use is an office building. Kristin Demillo, the sole trustee of the entity that owns the property, enthusiastically supports expanding the allowable uses in the zone so she can sell the property. The current regulations allow about a 200,000 sq ft office building, which will cause a lot more potential damage to the watershed than a warehousing and distribution facility would. There are methods by which stormwater can be managed to not adversely impact the watershed. He recommends adopting regulations to allow intelligent and productive development of the property.

Ed Hohmann, 12 Marie Lane. He asked if we are looking at the IX and the companies are not having any issues with the watershed, can they be grandfathered in? Will the new restrictions apply only to new applications? Chairman Seichter replied that pre-existing businesses would be allowed to operate. If they attempt to expand, it may create an issue.

Commissioner Kohan stated that he doesn't know how anyone can comment that all the businesses in watershed doing well. We don't inspect every single business. He doesn't know if Water & Sewer does inspections on businesses in the watershed. Certainly, they test the water coming into the reservoirs.

Chairman Seichter stated that whatever we approve, we want to be sure it complies with what the Water & Sewer Division is requiring.

REPORTS OF OFFICERS AND STAFF

10. ZBA Decisions – September 21, 2020 – no comments
11. ZBA Notice – October 19, 2020 – no comments
12. Zoning Enforcement Log – Commissioner Kohan noted that the log looks smaller and congratulated staff.

Commissioner Kohan noted that back in July when we started with remote meetings, he asked Councilman Laffin at a Council meeting, whether there were plans for hybrid meetings where we are here but the public can dial in. He stated that Mr. Laffin said they were looking into it. Commissioner Kohan stated that he never heard back. Someone sent us a memo with comments on the Wellness Center and spelled that out. He noted that not everyone wants to come to Town Hall. Without that capability, we are disenfranchising people. He stated that he will go to the Council and ask if it can be done. Chairman Seichter agreed it was something to look into. He also noted that people are free to write to us and we read it. So we are not disenfranchising people. He agrees there is a benefit to have in-person or real-time interaction. He supports Commissioner Kohan's plan to approach Council

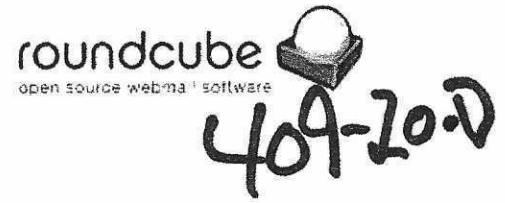
Commissioner Fitzsimmons made a Motion to adjourn at 10:15pm.

Commissioner Kohan: Second

Vote: Unanimous to adjourn

Respectfully Submitted,
Cheryl-Ann Tubby
Recording Secretary

Subject Special Permit Application 409-20 21 Toelles Road
From Lucas Hellerich <LHellerich@woodardcurran.com>
To kacie.hand@wallingfordct.gov <kacie.hand@wallingfordct.gov>
Cc Somers, Samantha <samantha.somers@pfizer.com>, Kyle Apigian <kapigian@woodardcurran.com>
Date 2020-10-28 7:23 pm



Mr. Talbot,

On behalf of the Applicant, Pfizer Inc., Woodard & Curran is requesting that the start of the Planning and Zoning Public Hearing for Special Permit Application #409-20 (5 and 21 Toelles Road) be postponed from November 9, 2020 to December 14, 2020.

Please confirm receipt of this request and let me know if you have any questions.

Thank you.

Luke

OCT 29 2020

Lucas Hellerich, Ph.D., P.E., L.E.P.
Senior Technical Practice Leader, Environmental Remediation Services
Woodard & Curran
Middlesex Corporate Center
213 Court Street, 4th Floor
Middletown, CT 06457
Direct: (203) 699-6081
Cell: (860) 367-2470
lhellerich@woodardcurran.com
www.woodardcurran.com



COMMITMENT & INTEGRITY DRIVE RESULTS

504-20-G



Town of Wallingford, Connecticut

TOWN ATTORNEY
GERALD E. FARRELL, SR.
ASSISTANT TOWN ATTORNEY
GEOFFREY T. EINHORN
CORPORATION COUNSEL
JANIS M. SMALL
DEPARTMENT OF LAW
WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2140
FAX (203) 294-2112
lawdept@wallingfordct.gov

MEMORANDUM

TO: James Seichter, Chairman, Planning and Zoning Commission
Members of the Planning and Zoning Commission

FROM: Janis M. Small, Corporation Counsel

RE: §4.26 Town Center District Regulation

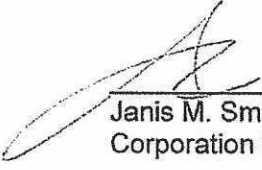
DATE: November 4, 2020

At the request of the Commission, I have reviewed this matter, spoken to staff and the Applicant's counsel and have attempted to draft a regulation for the Commission's consideration. In that the purpose of the District includes the creation of a "vibrant, pedestrian-friendly commercial destination", I have attempted to create a definition of a "wellness center" which would require the inclusion of uses lending themselves to such purpose. I was also guided by the Commission's minutes of its last discussion on this matter.

In creating the "wellness center" as a permitted use, I've allowed for the inclusion of chiropractic services on the ground floor provided at least one other wellness use is also on the ground floor. My intent is to require another use which may generate pedestrian traffic and be visible on the street.

I've gleaned from the minutes that the Commission is not looking to permit all medical offices on the ground floor but rather are willing to permit chiropractic services on the ground floor solely as a part of a wellness center. The draft submitted to me by the Applicant includes medical uses beyond what the Commission wanted (copy attached). Therefore, I drafted a proposed regulation and the Applicant is satisfied with the draft.

The services listed as part of the wellness center are based upon research of what is normally meant by "wellness center". You, of course, are free to add or delete any uses from the definition. As written, a wellness center is permitted in the zone with at least two of any of the uses so the Commission should be satisfied with all of them.



Janis M. Small
Corporation Counsel

JMS/bjc

Enclosures

NEW §4.26B.17 Wellness Center: An establishment that offers services for the body and mind and includes at least two of the following: skin care services, fitness services, personal training, nutritional services, retail sales of wellness products, and state licensed/certified chiropractic or acupuncture services.

Chiropractic services, as part of a wellness center, may be on the ground floor, street facing side of the building, provided at least one additional wellness service is also available on the ground floor.

Applicant's suggested language:

"Medical/Dental offices, clinics and out-patient medical treatment facilities, provided they are not located on the ground floor street-facing side of any building. A Wellness Center shall be permitted to be located on the ground floor street as defined as follows:

Wellness Center: defined to an establishment located in a facility or building(s) which must consist of two or more healthcare services consisting of such licensed or certified (where required by state or local law) health care providers as chiropractors, holistic medical providers, acupuncture, nutritionists, personal trainers, physical and mental therapists, masseuses, skin and body care services, yoga instructors, rehabilitation services, which provide such multi-disciplined exercise, fitness programs, mental, nutritional and physical therapeutic and rehabilitation, strength training, yoga, spinning or dance classes, personal training, cardio/aerobic programs nutritional counseling and may contain offices for such staff and personnel for diagnosis and treatment."



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

October 23, 2020

217-20A

Stacey McPherson- Ranciato
212 Highland Avenue
Wallingford, CT 06492

RE: Site Plan #217-20
Accessory Apartment, 212 Highland Avenue

Dear Ms. McPherson:

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

1. Enclosed is Section 6.15 of the Wallingford Zoning Regulations concerning Accessory Apartments. Please note that Section 6.15.B.3. limits the size of accessory apartments to 780 square feet. The application and plan as submitted indicate a size of 785 square feet. Review of the submitted plan indicates that the proposed apartment is over 800 square feet in area.
2. The proposed apartment would have to be reduced in size to 780 square feet in order to receive approval from the Planning and Zoning Commission.

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

Regards,

Thomas Talbot
Planner

TT:
Enclosures

217-20B

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

APPLICATION: #217-20

DATE OF SUBMISSION: October 7, 2020

DATE OF RECEIPT: October 14, 2020

SCHEDULED MEETING: November 9, 2020

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Site Plan (785 sq.ft. acc. apt.)/Stacey McPherson-Ranciato/212 Highland Avenue

LOCATION: 212 Highland Avenue

REFERRED TO:

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

DEPARTMENT COMMENTS: NO COMMENT

SIGNED BY: [Signature] 1. FIRE MARSHAL
DATE: 10/27/20 (Title)

RECEIVED
OCT 24 2020
BY: [Signature]

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

RECEIVED

NOV 03 2020

WALLINGFORD
PLANNING & ZONING

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

INTEROFFICE MEMORANDUM

217-20-C

TO: TOM TALBOT, ACTING TOWN PLANNER
FROM: Erik Krueger, Senior Engineer, Water and Sewer Divisions *AK*
SUBJECT: Application #217-20/ McPherson-Ranciato / 212 Highland Avenue
Site Plan – Accessory apartment
DATE: NOVEMBER 3, 2020
CC: N. Amwake, P.E.; D. Sullivan; J. Pawlowski; McPherson-Ranciato

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 accessory apartment.

It is not apparent whether any utility service revisions or modifications will be required or if the existing water service and meter are capable of delivering the water demands associated with the proposed accessory apartment. The existing water service from the main to the building is a 1-1/4-inch copper tubing installed in 2011. The water meter is 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. 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.

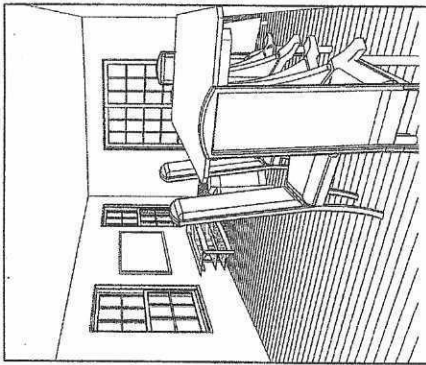
Also, Town Ordinance No. 577 stipulates that if a building permit is issued for improvements/repairs of buildings, costing at least \$25,000, then the Town may conduct an inspection of the property in order to determine if any groundwater or storm water drains are connected to the sanitary sewer. Therefore, 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.

DRAWING LEGEND

DWG NO.	DESCRIPTION
T1	TITLE SHEET - 3D IMAGES
AD	DEMOLITION NOTES & BASIC SITE PLAN
AD	DEMOLITION NOTES & BASIC SITE PLAN
A0	BASEMENT AND FOUNDATION PLAN AND 3D IMAGE
A1	FIRST FLOOR PLANS, BRICED WALL DESIGN & LEGENDS
A2	SECOND FLOOR, ROOF PLAN, ADA DETAILS & ENLARGED PLAN
A3	BATHROOM VIEWS
A4	ELEVATION VIEWS & 3D IMAGE
A5	BUILDING CROSS SECTIONS
A6	BUILDING CROSS SECTION, WALL SECTION & SEISMIC NOTES

RECEIVED
OCT 30 2020
PLANNING

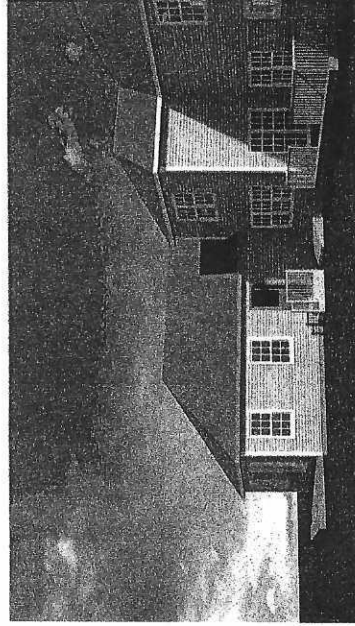
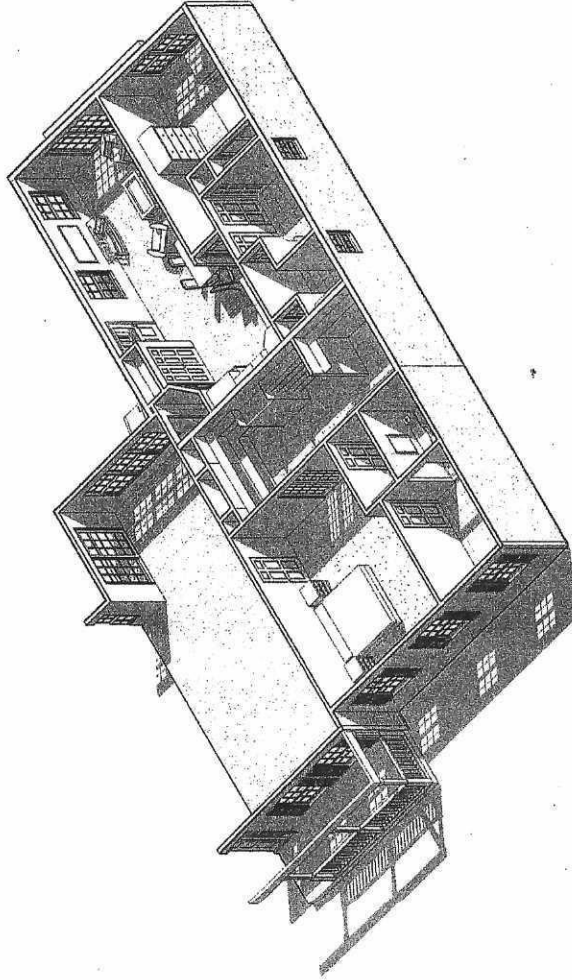
REVISED



ALTERATIONS & ADDITIONS:
RANCIATO - MCPHERSON RESIDENCE
#212 HIGHLAND AVENUE, WALLINGFORD, CT

SCENARIO 5
PETER F. GRASSO

BID SET
CONSTRUCTION DOCUMENT SET



Beronte Engineering, Inc.
Structural Engineers
1150 North Main Street
Simsbury, CT 06488
(203) 237-4520 (ext. 1004)
CT E. 0001260

PLANS NOT VALID WITHOUT PROFESSIONAL SEAL

PFG DESIGN GROUP
110 Washington Avenue, 4th Floor
North Haven, CT 06473
Phone: 203.907.7285
Fax: 203.907.8553
Email: info@pfgdesigngroup.com
Website: www.pfgdesigngroup.com
Facebook: PFG Design Group

No.	Description	Date

**RANCIATO -
MCPHERSON
RESIDENCE**
WALLINGFORD, CT

Title Sheet

Prep: **203 RANCIATO GERMARO & SERVICES CO. CT**
Date: **28 OCTOBER 2020**
Drawn by: **PFG**
Checked by: **PFG**

Scale: **-1-**
As indicated

Barone Engineering, Inc
 Structural Engineer
 110 Washington Avenue, 4th Floor
 North Haven, CT 06473
 Phone: 203.937.7985
 Fax: 203.226.6399
 Email: info@baroneeng.com
 CT P.E. #01-14649

PFG DESIGN GROUP
 110 Washington Avenue, 4th Floor
 North Haven, CT 06473
 Phone: 203.937.7985
 Fax: 203.226.6399
 Email: info@pfgdesigngroup.com
 Facebook: PFG Design Group

PLANS NOT VALID WITHOUT PROFESSIONAL SEAL

No.	Revision	Description	Date
1	1	Issue for Bid	09/28/20

RANCIATO - McPHERSON RESIDENCE
 WALLINGFORD, CT

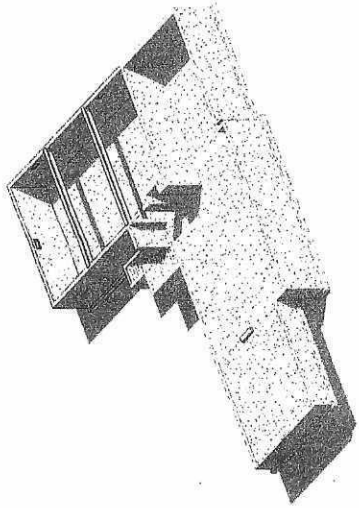
Basement and Foundation Plan

Proj: 2000 RANCIATO SCHEMATA PREPARED CD SET
 Date: 28 OCTOBER 2020
 Drawn by: PFG
 Checked by: PFG

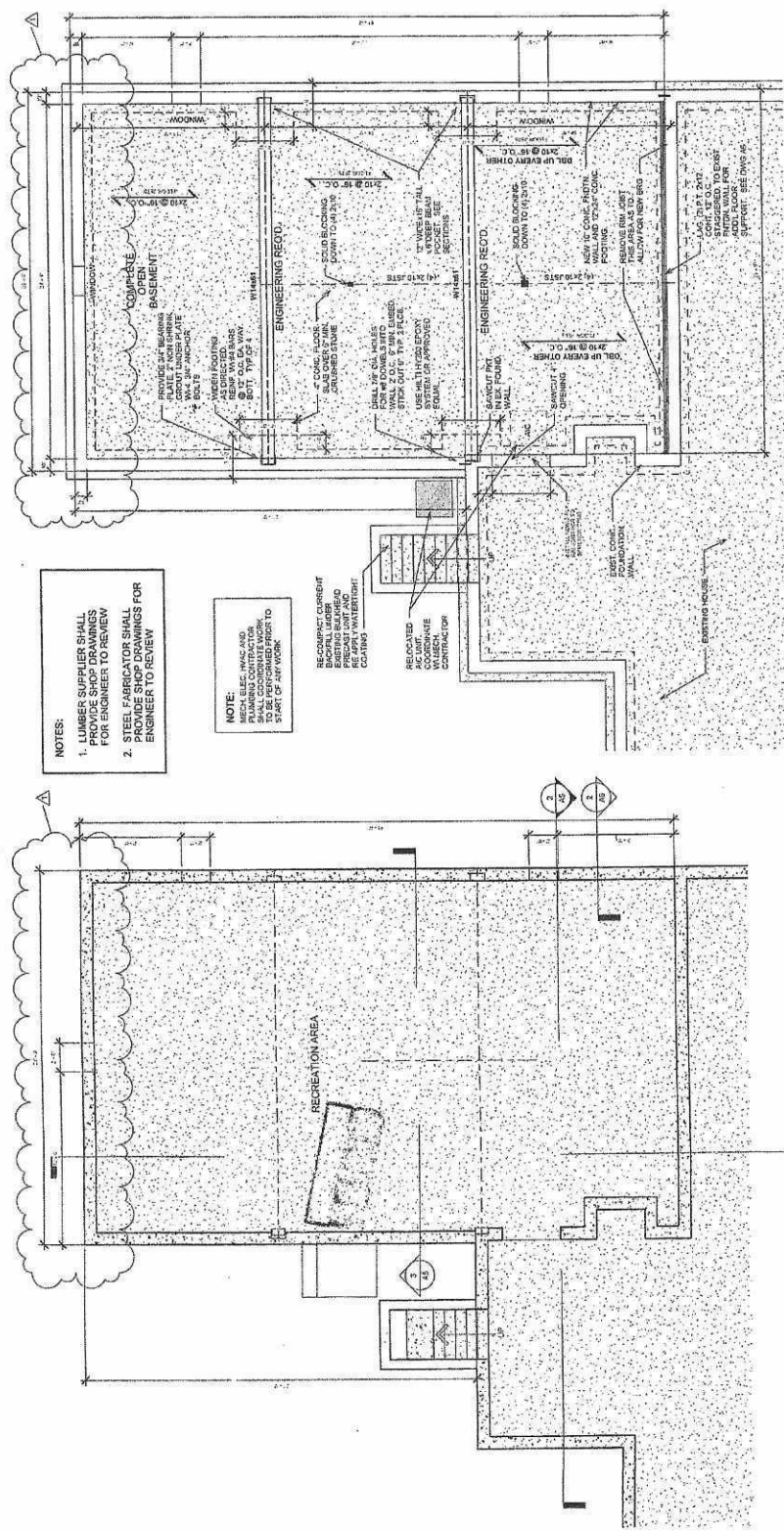
Scale: 1/4" = 1'-0"

WALL LEGEND

SYMBOL	DESCRIPTION
[Symbol]	EXISTING 2X WALL
[Symbol]	NEW 2X WALL
[Symbol]	EXISTING WALL (ITEM TO BE DEMOLISHED)
[Symbol]	EXISTING FOUNDATION WALL FOOTING
[Symbol]	NEW FOUNDATION WALL FOOTING



NOTE:
 COORDINATE ALL FINISH FLOOR HEIGHTS WITH FOUNDATION CONTRACTOR AND LUMBER FABRICATOR PRIOR TO ANY DEMOLITION AND NEW CONSTRUCTION



NOTES:
 1. LUMBER SUPPLIER SHALL PROVIDE SHOP DRAWINGS FOR ENGINEER TO REVIEW
 2. STEEL FABRICATOR SHALL PROVIDE SHOP DRAWINGS FOR ENGINEER TO REVIEW

NOTE:
 ALL WORK SHALL BE COMPLETED PRIOR TO START OF ANY WORK
 RELOCATE ALL EXISTING ELECTRICAL PANELS TO BE RELOCATED PRIOR TO START OF ANY WORK
 RELOCATE ALL EXISTING PLUMBING CONTRACTOR TO BE RELOCATED PRIOR TO START OF ANY WORK
 RELOCATE ALL EXISTING MECHANICAL CONTRACTOR TO BE RELOCATED PRIOR TO START OF ANY WORK

BID SET
 CONSTRUCTION DOCUMENT SET

1 Foundation
 1/4" = 1'-0"

4 Basement
 1/4" = 1'-0"

Baron Engineering, Inc.
Structural Engineering
2000 Ranciano Scenicway
Stamford, CT 06424
(203) 323-3630 (ext. 100)
CT P.E. 00074845

7/28/20
7/28/20
7/28/20
7/28/20
7/28/20

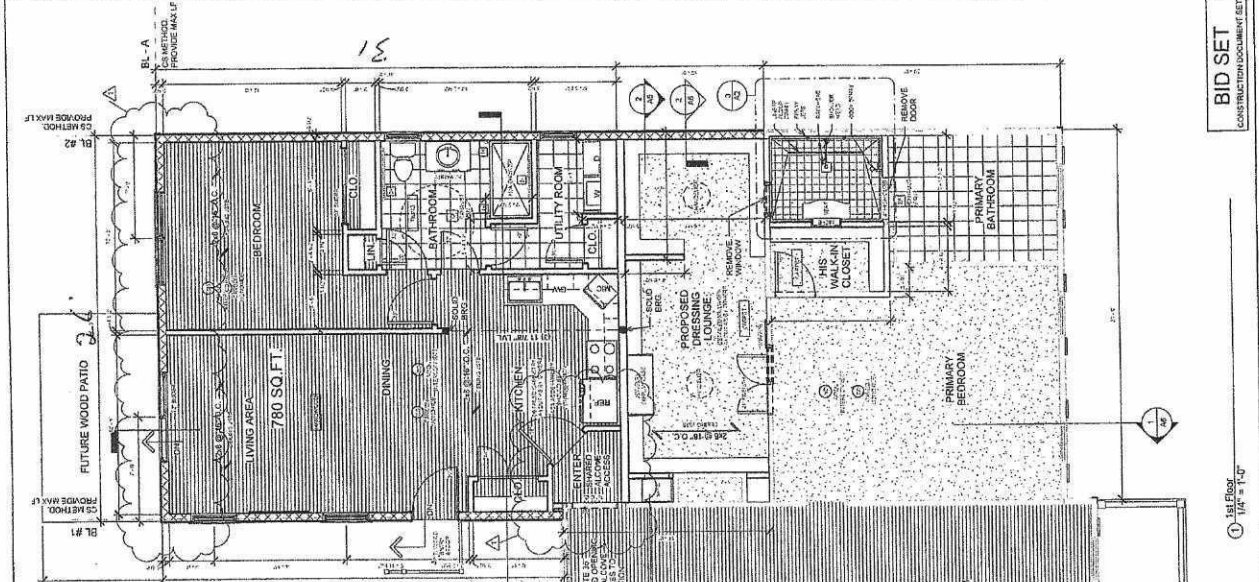
PFG DESIGN GROUP
110 Washington Avenue, 4th Floor
North Haven, CT 06473
Phone: 203.897.7385
e-mail: pfgdesigngroup@gmail.com
facebook: PFG Design Group

PLANS NOT VALID WITHOUT PROFESSIONAL SEAL

2000 RANCIANO SCENICWAY S. REDUCED CD SET
Date: 28 OCTOBER 2020
Drawn by: PFG
Checked by: PFG

A1

Scale: As Indicated

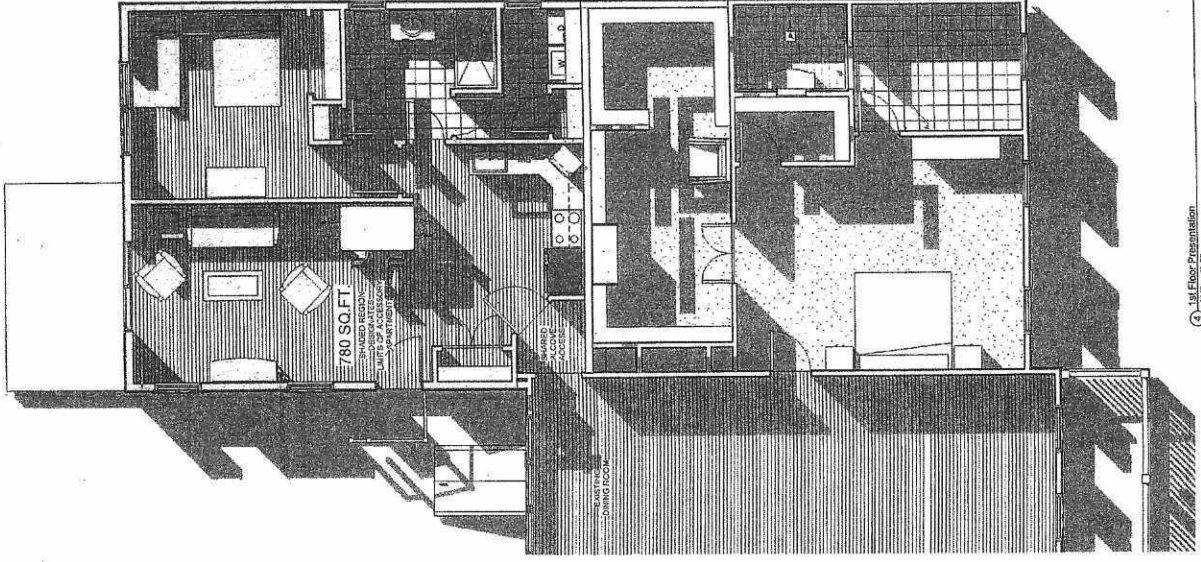


SYMBOL	DESCRIPTION	ANALOG PATTERN
CS	CONTINUOUS SPEECHING METHOD	1/2" x 1" WOOD - 48" WALS @ 6" SPACING PANELS PANELS PANELS
DB	WOOD W/ WOOD W/ WOOD	1" x 4" WOOD - 48" WALS @ 6" SPACING PANELS PANELS PANELS
SP	SPACERS	1" x 4" WOOD - 48" WALS @ 6" SPACING PANELS PANELS PANELS

- NOTES:**
- REFER TO ELEVATION VIEWS FOR WINDOW FINISHES, MATERIALS, SIZES, AND SPACING. REFER TO CODE NOTES FOR WINDOW REQUIREMENTS. REFER TO CODE NOTES FOR WINDOW REQUIREMENTS.
 - DO NOT USE FOR DESIGNATED IN 3048 SET.

ITEM	EXISTING	PROPOSED	TOTAL
1.000 SQ. FT.	1.000	0.000	1.000
2.000 SQ. FT.	0.000	2.000	2.000
3.000 SQ. FT.	0.000	3.000	3.000
4.000 SQ. FT.	0.000	4.000	4.000
5.000 SQ. FT.	0.000	5.000	5.000
TOTAL INSTALLED SQ. FT.	0.000	14.000	14.000

SYMBOL	DESCRIPTION
---	EXISTING 2X WALL
---	NEW 2X WALL
---	EXISTING WALL, VERT. TO BE DEMOLISHED
---	EXISTING FOUNDATION WALL FOOTING
---	NEW FOUNDATION WALL FOOTING



BID SET
CONSTRUCTION DOCUMENT SET

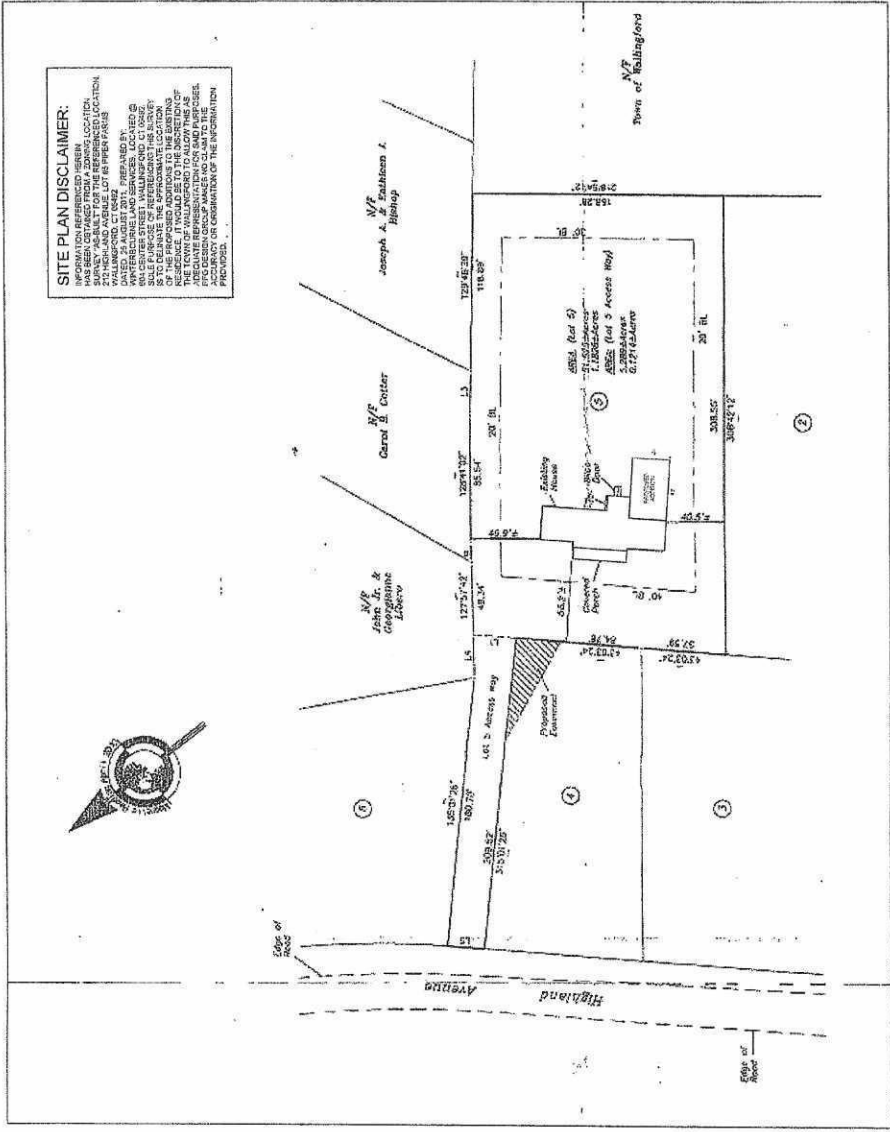
1st Floor
1/4" = 1'-0"

1st Floor Presentation
1/4" = 1'-0"

QUALITY ASSURANCE

IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THE GENERAL CONTRACTOR SUPPLIES QUALITY MATERIALS AND LABORERS IN THE NECESSARY QUANTITIES AND EXPANDED IN THE NECESSARY CRAFTS AND WHO ARE QUALIFIED TO PERFORM THE WORK. THE CONTRACTOR AND DESIGNER SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION OF THE WORK. THESE DESIGN DOCUMENTS CONTAIN NECESSARY GENERAL AND SPECIFIC INFORMATION FOR THE CONTRACTOR TO PERFORM THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION OF THE WORK.

SITE PLAN DISCLAIMER:
 INFORMATION REFERENCED HEREIN IS THE PROPERTY OF PFG DESIGN GROUP, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PFG DESIGN GROUP, INC. THIS DOCUMENT IS THE PROPERTY OF PFG DESIGN GROUP, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PFG DESIGN GROUP, INC.



**RANCIATO -
 McPHERSON
 RESIDENCE**
 WALLINGFORD, CT

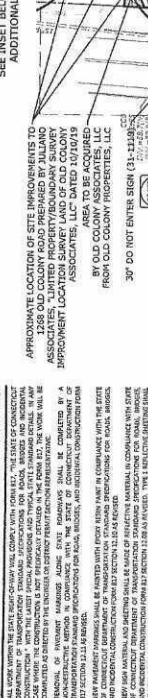
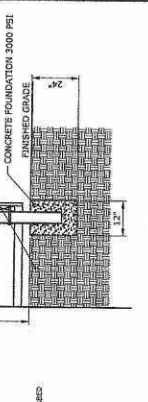
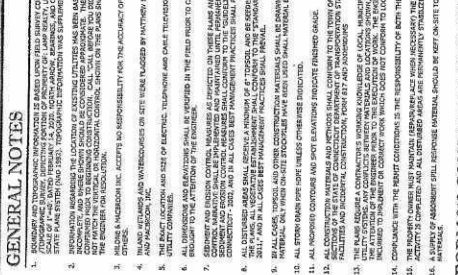
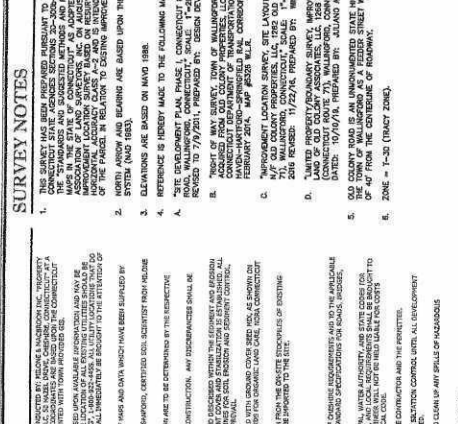
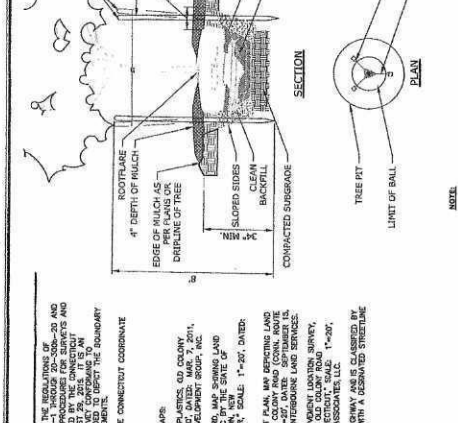
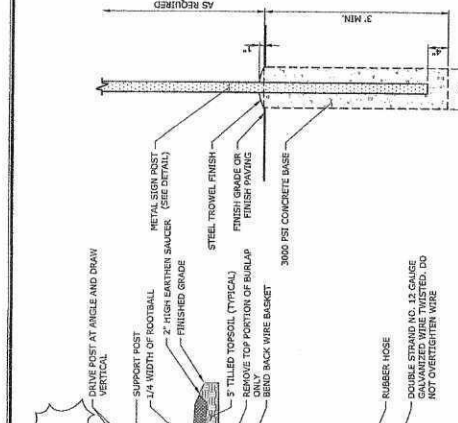
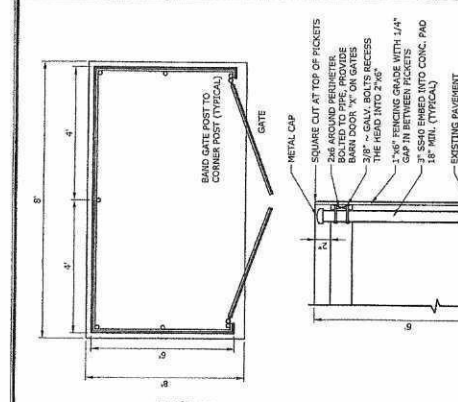
**GENERAL
 INFORMATION**

Proj. No.	2022-04-03-00
Drawn by	28 OCTOBER 2020
Checked by	PFG
Scale	PFG
Sheet No.	A00
As Indicated	

- GENERAL NOTES**
- EXERCISE CARE NOT TO DAMAGE EXISTING BUILDING ELEMENTS AND FINISHES TO REMAIN DURING CONSTRUCTION. IN THE EVENT THAT DAMAGE DOES OCCUR TO EXISTING FINISHES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR TO MATCH EXISTING.
 - PROVIDE TEMPORARY BARRICADE AND DUST ABATEMENT AS REQUIRED BY OWNER.
 - THE PREMISES SHALL BE KEPT FREE FROM ACCUMULATION OF TRASH AND DEBRIS AT ALL TIMES. TRASH AND DEBRIS SHALL BE REMOVED TO AN OFF-SITE BY A SAFE, ACCEPTABLE METHOD.
 - LOCATING ALL EXISTING UTILITIES AND SERVICES SHALL BE EXPOSED AND CONCEALED, PRIOR TO START OF WORK.
 - FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE CORRECTED PRIOR TO PROCEEDING.
 - SCALE DIMENSIONS SHOWN ON DIMENSIONS ARE TO BE USED FOR CONSTRUCTION. DO NOT SCALE DIMENSIONS.
 - PARTITIONS DIMENSIONS SHOWN ON FLOOR PLANS ARE TO FINISH FACE OF WALL.
 - FIELD VERIFY ALL DIMENSIONS PRIOR TO START OF WORK. REPORT ANY DISCREPANCIES THAT WILL AFFECT NEW WORK TO ARCHITECT PRIOR TO PROCEEDING.
 - DOOR FRAMES AT CORNERS OF ROOMS ADJACENT TO INTERSECTING WALLS SHALL BE INDICATED. WALLS ADJACENT SHALL BE FROM FINISH FACE OF WALL.
 - IF INFORMATION ON CHANGES IS UNCLARIFIED, ADDITIONAL DIMENSIONS ARE REQUIRED NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK.
 - THE TERM "TYPICAL" OR "TYP" INDICATED ON THE CONTRACT DOCUMENTS SHALL MEAN THAT THE CONDITIONS IS THE SAME OR SIMILAR THROUGHOUT UNLESS OTHERWISE INDICATED.
 - WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND STANDARDS. THE CONTRACT DOCUMENTS ARE MORE STRINGENT THAN THE APPLICABLE STANDARDS WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT THAN THE APPLICABLE STANDARDS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE APPLICABLE STANDARDS.
 - WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND STANDARDS. THE CONTRACT DOCUMENTS ARE MORE STRINGENT THAN THE APPLICABLE STANDARDS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE APPLICABLE STANDARDS.

BID SET
 CONSTRUCTION DOCUMENT SET

④ SITE PLAN
 1" = 40'-0"



GENERAL NOTES
 1. THE SURVEY HAS BEEN PREPARED SUBMITTANT TO THE REGULATIONS OF THE STATE OF NEW HAMPSHIRE, CHAPTERS 200-A THROUGH 200-B AND 200-C, AND THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF REVENUE AND TAXES, CHAPTERS 200-A THROUGH 200-B AND 200-C, AND THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF REVENUE AND TAXES, CHAPTERS 200-A THROUGH 200-B AND 200-C.

FORM 818 CONSTRUCTION NOTES
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

GENERAL NOTES
 1. THE SURVEY HAS BEEN PREPARED SUBMITTANT TO THE REGULATIONS OF THE STATE OF NEW HAMPSHIRE, CHAPTERS 200-A THROUGH 200-B AND 200-C, AND THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF REVENUE AND TAXES, CHAPTERS 200-A THROUGH 200-B AND 200-C, AND THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF REVENUE AND TAXES, CHAPTERS 200-A THROUGH 200-B AND 200-C.

FORM 818 CONSTRUCTION NOTES
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

GENERAL NOTES
 1. THE SURVEY HAS BEEN PREPARED SUBMITTANT TO THE REGULATIONS OF THE STATE OF NEW HAMPSHIRE, CHAPTERS 200-A THROUGH 200-B AND 200-C, AND THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF REVENUE AND TAXES, CHAPTERS 200-A THROUGH 200-B AND 200-C, AND THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF REVENUE AND TAXES, CHAPTERS 200-A THROUGH 200-B AND 200-C.

FORM 818 CONSTRUCTION NOTES
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

GENERAL NOTES
 1. THE SURVEY HAS BEEN PREPARED SUBMITTANT TO THE REGULATIONS OF THE STATE OF NEW HAMPSHIRE, CHAPTERS 200-A THROUGH 200-B AND 200-C, AND THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF REVENUE AND TAXES, CHAPTERS 200-A THROUGH 200-B AND 200-C, AND THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF REVENUE AND TAXES, CHAPTERS 200-A THROUGH 200-B AND 200-C.

FORM 818 CONSTRUCTION NOTES
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

GENERAL NOTES
 1. THE SURVEY HAS BEEN PREPARED SUBMITTANT TO THE REGULATIONS OF THE STATE OF NEW HAMPSHIRE, CHAPTERS 200-A THROUGH 200-B AND 200-C, AND THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF REVENUE AND TAXES, CHAPTERS 200-A THROUGH 200-B AND 200-C, AND THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF REVENUE AND TAXES, CHAPTERS 200-A THROUGH 200-B AND 200-C.

FORM 818 CONSTRUCTION NOTES
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC
 1. APPROXIMATE LOCATION OF SITE IMPROVEMENTS TO BE GIVEN TO OLD COLONY ASSOCIATES, LLC.

218-20 A

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

APPLICATION: #218-20

DATE OF SUBMISSION: October 7, 2020

DATE OF RECEIPT: October 14, 2020

SCHEDULED MEETING: November 9, 2020

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Site Plan (Manufacturing) Old Colony Properties, LLC/
1262 Old Colony Road

LOCATION: 1262 Old Colony Road

REFERRED TO:

ELECTRIC

HEALTH

BUILDING

ENGINEERING

INLAND WETLANDS

OTHER

FIRE


WATER & SEWER

DEPARTMENT COMMENTS: FMO OK w/ SITE
WILL REQUIRE BUILDING PLANS

SIGNED BY: 

Fire Marshal
(Title)

DATE: 10/27/20

RECEIVED
OCT 14 2020
BY: 



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

218-20 B

Alison Kapushinski, P.E.
Town Engineer

MEMO

TO: Planning & Zoning Commission

FROM: Department of Engineering *AMK*

RE: **PZC Application #218-20**
1262 Old Colony Road / Site Plan

DATE: October 28, 2020

Dear Commissioners:

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

- Improvement Location Survey prepared for Controlled Fluidics, by Milone & MacBroom dated April 28, 2020.
- Site Plan Controlled Fluidics Site/Parking Improvements, by Milone & MacBroom dated May 14, 2020 and last revised October 5, 2020.

Based on review of the above referenced materials, I would like to offer the following comment:

1. Accessible parking spaces are currently shown along the northern property line. Applicant to confirm the accessible parking spaces are located as close to the main entrance as possible.
2. Applicant to provide figure or updated plan depicting how the proposed driveways/circulation accommodate truck turning movements for largest truck to access the loading dock.

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



Town of Wallingford, Connecticut

218-20C

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

Oct 2, 2020

Old Colony Properties, LLC
44 Hooper Hill Road
New Boston NH 03070

RE: Site Plan #218-20
Reconfigured Parking Area, 1262 Old Colony Road

To Whom It May Concern:

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

1. How will parking spaces be delineated in a gravel lot? Individual wheel stops may be required for all spaces, not just handicap accessible spaces.
2. Existing septic system should be located on plan.
3. Proposed handicap accessible spaces would appear to be inaccessible when trucks are backed into loading dock. It is also not clear that they are located in a manner designed to ensure maximum accessibility to the building
4. This office would recommend a \$2,000 bond for landscaping and site sedimentation and erosion control.
5. Staff will recommend approval with option #2 land transfer only if required by DOT.
6. Attached are comments from the Engineering Department and Fire Marshal concerning the application.

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

Regards,

Thomas Talbot
Planner



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

October 23, 2020

219-20A

Luis and Sandra Morales
7 Stegos Drive
Wallingford, CT 06492

RE: Site Plan Application #219-20
Accessory Apartment, 7 Stegos Drive

Dear Luis and Sandra Morales:

This office has no comments on the proposed application.

Regards,

Thomas Talbot
Planner

219-20B

PLANNING & ZONING
INTER-DEPARTMENTAL REFERRAL
NOTICE OF PROPOSED DEVELOPMENT

APPLICATION: #219-20

DATE OF SUBMISSION: October 9, 2020

DATE OF RECEIPT: October 14, 2020

SCHEDULED MEETING: November 9, 2020

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Site Plan (512 sq.ft. acc. apt.)/Morales/7 Stegos Drive

LOCATION: 7 Stegos Drive

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 COMMENT

SIGNED BY: [Signature] **FIRE MARSHAL**
(Title)
DATE: 10/27/20

RECEIVED
OCT 14 2020
BY: [Signature]

219-20C

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

APPLICATION: #219-20

DATE OF SUBMISSION: October 9, 2020

DATE OF RECEIPT: October 14, 2020

SCHEDULED MEETING: November 9, 2020

NAME & APPLICATION OF PROPOSED DEVELOPMENTS: Site Plan (512 sq.ft. acc. apt.)/Morales/7 Stegos Drive

LOCATION: 7 Stegos Drive

REFERRED TO:

ELECTRIC

HEALTH

BUILDING

ENGINEERING

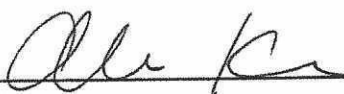
INLAND WETLANDS

OTHER

FIRE

WATER & SEWER

DEPARTMENT COMMENTS: No comments

SIGNED BY:  / Town Engineer
(Title) U

DATE: 10/27/20

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

219-200
RECEIVED

NOV 03 2020

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

WALLINGFORD
PLANNING & ZONING
INTEROFFICE MEMORANDUM

TO: TOM TALBOT, ACTING TOWN PLANNER
FROM: Erik Krueger, Senior Engineer, Water and Sewer Divisions *WAL*
SUBJECT: Application #219-20/ Morales / 7 Stegos Drive
Site Plan - Accessory apartment
DATE: NOVEMBER 3, 2020
CC: N. Amwake, P.E.; D. Sullivan; J. Pawlowski; Morales

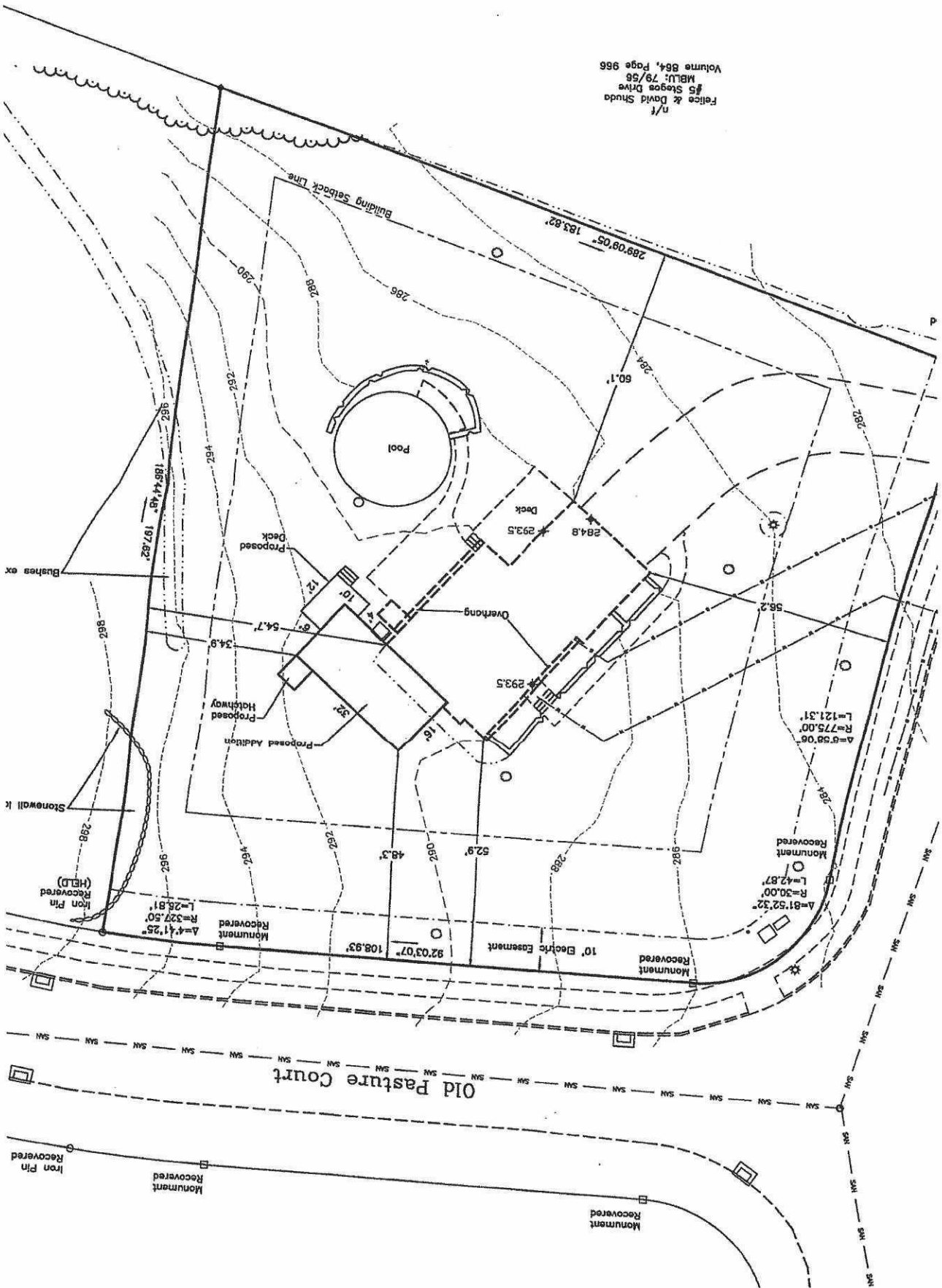
The staff of the Water and Sewer Divisions has reviewed the application as submitted for the subject project and this memo consolidates their comments and requirements. The existing building is currently served by municipal water and sanitary sewer service and the Wallingford Water and Sewer Divisions are committed to serving the proposed accessory apartment.

It is not apparent whether any utility service revisions or modifications will be required or if the existing water service and meter are capable of delivering the water demands associated with the proposed accessory apartment. The existing water service from the main to the building is 3/4-inch copper tubing installed in 1985. The water meter is 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:

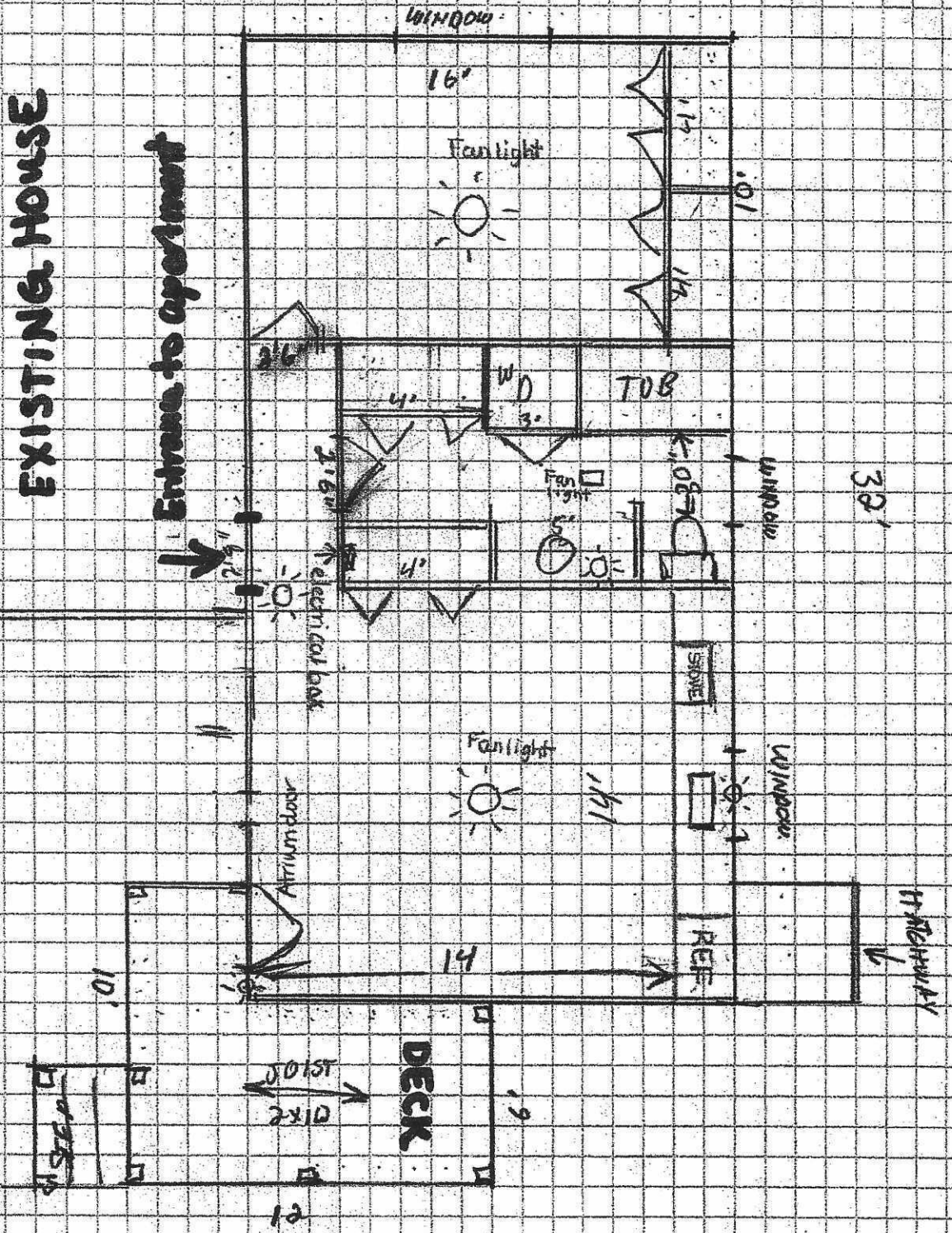
1. Submission of water use and sewer use estimates including plumbing fixture counts for all proposed and all existing fixtures to remain within the building in accordance with Water and Sewer Division requirements.
2. If it is necessary to upgrade the water service or meter in order to accommodate the proposed fixture demand it will be the owner's responsibility to pay all costs to perform the upgrade including connection charges and fees.
3. 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.

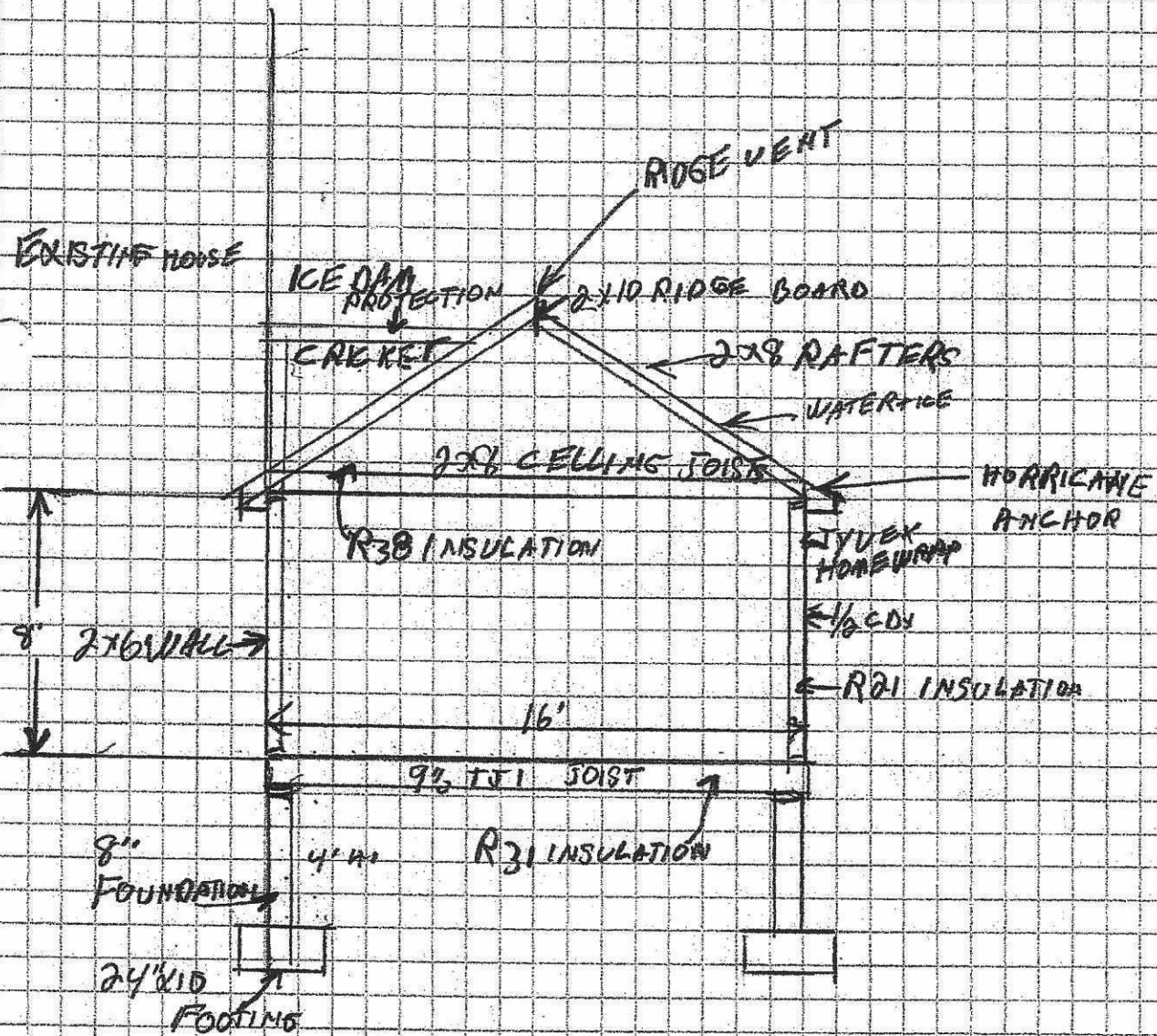
Also, Town Ordinance No. 577 stipulates that if a building permit is issued for improvements/repairs of buildings, costing at least \$25,000, then the Town may conduct an inspection of the property in order to determine if any groundwater or storm water drains are connected to the sanitary sewer. Therefore, 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.



EXISTING HOUSE

Entrance to apartment





9A
RECEIVED
OCT 16 2020
INTEROFFICE MEMORANDUM

TO: THOMAS TALBOT, ACTING TOWN PLANNER
ERIN O'HARE, ENVIRONMENTAL PLANNER
FROM: ERIK KRUEGER, P.E., SENIOR ENGINEER - WATER AND SEWER DIVISIONS
SUBJECT: 5 RESEARCH PARKWAY WALLINGFORD - DEMOLITION
DATE: OCTOBER 15, 2020

WALLINGFORD
PLANNING & ZONING

CC: N. AMWAKE, P.E.; D. SULLIVAN; J. PAWLOWSKI; T. ESPOSITO; R. CARBONI; ALISON KAPUSHINSKI, P.E., TOWN ENGINEER; JUSTIN ROSSETTI, BUILDING OFFICIAL; J. CHECKOWAY, CALARE PROPERTIES, INC.

Staff of the Water Division along with Erin O'Hare representing the Wallingford Inland Wetlands and Watercourses Commission met with Jeff Checkoway and representatives of 5 Research Parkway Wallingford, LLC on September 22, 2022 at the subject site to review the status of the building demolition and condition of the site relative to erosion controls and stabilization.

The "Sediment and Erosion Control Plan for Building Demo" prepared by BL Companies dated January 16, 2019 and revised through February 5, 2019 received administrative approval on February 6, 2019 from the Wallingford Inland Wetlands and Watercourses Commission under permit application IWWC #19-1.3.

In general the building demolition and site sediment and erosion controls were found to be in conformance with the approved plan. The following items were discussed and agreed to at the site meeting on September 22, 2020:

- Erosion controls will remain in place with the exception of several silt sacks which may be removed from catch basins near the bottom of the access road to allow for drainage during the winter months in order to keep freezing water from accumulating on the access road.
- Two areas of concern for erosion control were noted: one at the south end of the demolished main building and one at the former front entrance of the main building. At both of these areas demolition material interfaces directly with the adjacent paved parking areas. It was agreed that the Water Division would monitor the site on a regular basis to ensure these, or any other areas remain stabilized and free from erosion. It would be the property Owner's responsibility to maintain and repair all erosion controls found to be in need of attention.
- In general the demolition of the building has been completed in accordance with the approved plan and the Water Division has determined that the weekly sediment and erosion control inspections can be suspended at this time.
- The plan calls for a \$17,000 erosion control bond be posted by the owner. This bond was not posted with the Wallingford Water Division but with another department within the Town. The Water Division has no objection to releasing

said bond; however, it will be the responsibility of the department in control of said bond to determine when it can be released.

The existing water and sanitary sewer connections to the main building and the former utility plant were deactivated in accordance with the requirements of the Wallingford Water and Sewer Divisions. A \$15,000 bond was posted with the Water and Sewer Divisions to cover the cost of disconnecting the water and sewer utilities at the connection to the water main or sanitary sewer main if the existing utilities are not reused for future development at the site. This \$15,000 bond shall remain in force until such time that the utilities are reused for new development at the site or are permanently disconnected at the connection to main in accordance with the requirements of the Wallingford Water and Sewer Divisions.

The water and sewer services to the existing guard shack are still active and water service to the former pH building is also active. These services should be winterized or turned off to avoid freezing during the upcoming winter months if these buildings will not be heated.



Town of Wallingford, Connecticut

M-E-M-O-R-A-N-D-U-M

TO: Barbara Thompson, Town Clerk

FROM: James Seichter, Chairman, Wallingford Planning and Zoning Commission

DATE: November 10, 2020

SUBJECT: 2021 Schedule of Meetings – Wallingford Planning and Zoning Commission

As established by the Wallingford Planning and Zoning Commission at their meeting of November 9, 2020, the following meeting schedule will be in effect for 2021:

January 11, 2021	July 12, 2021
February 8, 2021	August 9, 2021
March 8, 2021	September 13, 2021
April 12, 2021	October 13, 2021 ***
May 10, 2021	November 8, 2021
June 14, 2021	December 13, 2021

*****Wednesday night**

Meetings are held at 7:00 p.m. in the Robert F. Parisi Council Chambers, 45 South Main Street, on the second Monday of each month unless otherwise noted.

WALLINGFORD PLANNING AND ZONING COMMISSION

JAMES SEICHTER, CHAIRMAN

Cc: PZC Town Engineer Program Planning

 Mayor's Office Town Attorney Record-Journal

 Fire Marshal IWWC Electric Division

 Town Council Building Official Government Access TV

 Tax Assessor Water & Sewer Divisions



Town of Wallingford, Connecticut

11

LEGAL NOTICE

The Wallingford Zoning Board of Appeals, at its meeting of October 19, 2020, voted to take the following actions:

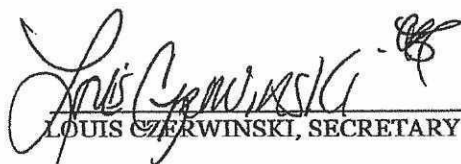
They voted to approve:

1. #20-023 – Variance Requests/Antonelli/side yard of 11.2 ft. (20 ft. required), building coverage of 17% (15% max permitted) and front yard of 38.9 ft. (40 ft. required) to construct a 340 sq. ft. single story addition at 11 Liandina Road in an R-18 District.
2. #20-024 – Variance Request/Erba/front yard of 39.34 (50 ft. required) to construct a 332.2 sq. ft. addition and a vertical addition (dormer) at 1465 Tuttle Avenue in an RU-40 District.
3. #20-025 – Variance Request/Loukides/side yard of 7.93 ft. (20 ft. required) to construct a screened porch addition at 54 Ridgeland Circle in an R-18 District.

They denied:

1. #20-026 – Variance Requests/Franceskino/building coverage of 18% (15% max permitted) and side yard of 12.05 ft. (20 ft. required) to construct an addition at 20 South Side Drive in an R-18 District

WALLINGFORD ZONING BOARD OF APPEALS



LOUIS CZERWINSKI, SECRETARY

DATED AT WALLINGFORD
October 21, 2020

POSTING DATES
October 23, 2020



Town of Wallingford, Connecticut

12

LEGAL NOTICE

The Wallingford Zoning Board of Appeals will hold the following public hearing(s) REMOTELY ONLY at their meeting of Monday November 16, 2020, 7:00 p.m.

The meeting can be accessed through:

<https://global.gotomeeting.com/join/234956269>

YOU CAN ALSO DIAL IN USING YOUR PHONE:

United States (Toll Free): +1 (877)-568-4106

Access Code: 234-956-269

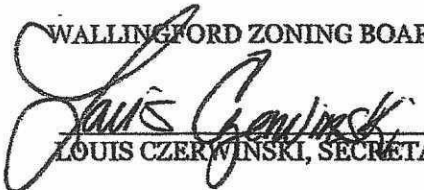
Live Stream of the meeting will also be available on the Town of Wallingford You Tube Channel:

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

1. #20-027 – Special Exception Request/Savo/customary home occupation (hair salon-single chair) at 3 Farm Court in an R-18 District.
2. #20-028 – Variance Request/Morgan/side yard of 12.5 ft. (20 ft. required) to construct an attached garage at 131 Ridgeland Circle in an R-18 District.
3. #20-029 – Special Exception Request/Palmieri/garage area of 1153 sq. ft. (maximum 936 sq. ft. permitted) to construct an attached garage 941 North Farms Road in an RU-40 District.
4. #20-030 – Variance Requests/O'Malley/side yard of 17.4 ft. (20 ft. required) to construct a vertical addition (dormer) at 53 Hill Avenue in an R-18 District
5. #20-031 – Variance Request/Colony Road Storage, LLC/building height of 37.5 ft. (maximum 30 ft. permitted) to construct a self-storage facility at 600 South Colony Road ina CB-12 District.
6. #20-032 – Variance Request/Proton International, LLC/50 parking spaces (112 required) to develop Outpatient Treatment Center at 932 Northrop Road in an I-5 District.

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

WALLINGFORD ZONING BOARD OF APPEALS


LOUIS CZERNINSKI, SECRETARY

DATED AT WALLINGFORD

October 28, 2020

POSTING DATES

November 3, 2020

November 10, 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 Closed

13

Complaint Closed	Complaint ID	Complaint Open	Violation	Street #	Street Name	Owner Last Name	Owner First Name
10/14/2020	2017-031		Signage, vehicle storage	249	South Colony Road		G & M Auto Sales
10/15/2020	2020-025	9/14/2020	Commercial Activity in Residential	5	Nutmeg Court	Galada	Laurie

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
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	Kondrackt 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 Units					
potentially 2 illegal u	3/25/2020	2020-011	7	Wisk Key Wind Road	Francis

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
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	Thirld Street	Giarratana
Dwelling in camper	8/21/2019	2019-060	108	North Whittesey Avenue	Larviere
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	Jean and Graham Dale, Catherine McDowell
	8/10/2017	2017-044	58	North Branford Road	Ibar
Accessory Apartmen	2/27/2017	2017-011	68	Old Lane	McMannus

<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 Apartment	3/16/2016	2016-003	283	Highland Avenue	Drucker
Accessory Apartment	3/7/2016	2016-002	10	Cooke Road	Soderman
Garage	3/4/2016	2016-004	14	Overlook Drive	Berube
	6/18/2015	2015-101	1179	Old Colony Road	Smith
	5/5/2014	2014-023	73	Pent Highway	
4th unit	12/4/2013	2013-050	19	South Whittlesey Avenue	Venegas
2nd unit	5/20/2013	2013-026	6	Pauline Court	Cone
2nd unit	4/27/2012	2012-012	505	Church Street, Yalesville	You and Zhen
3rd unit	2/7/2012	2012-006	85	Christian Street	Souza
3rd unit	2/7/2012	2012-007	30	Duncan Street	Laudano Family LLC
3rd unit	2/7/2012	2012-008	104	North Cherry Street	Lawko
3rd unit	2/7/2012	2012-009	19	North Street	Ostrosky
4th unit	2/6/2012	2012-005	30-34	Hope Hill Road	Bennett
2 units	9/24/2009	2009-070	52	Grieb Trail	Ridley
Accessory Apt	7/18/2008	2008-050	57	Jobs Rd	Citak

Encroachment

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
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	9/26/2019	2019-070	1173	South Broad Street	Romar Properties LLC (Robert Cone)
Material being brou					
Floodplain	5/20/2020	2020-013	950	South Colony Road	
unpermitted filling					
Illegal Rooming/Boarding House	12/19/2019	2019-089	180	Cook Hill Road	Rivers
renting rooms indivi					
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	
	5/26/2009	2009-029	5	Megan Lane	Yu
Outside Storage					

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
RV > 30ft	1/27/2020	2020-007	88	Selter 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	Vasensky
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
Outside Storage, Site Plan/Special					
unscreened dumpst	7/10/2019	2019-053	99	North Colony Street	Checker's Food Store

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
Parking	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	2017-033	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
	4/21/2016	2016-011	250	Main Street	Brother's Pool
	7/13/2011	2011-051	315	North Colony Street	Wallingford Sam's Gulf

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
	5/4/2011	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					
Unpermitted Mobile	5/30/2019	2019-038	991	North Colony Road	Papale
Storage	5/29/2019	2019-032	156	Center Street	DHL too (business)
Commercial in Resid	1/11/2017	2017-001	63	Carriage Drive	Summers
Auto Repair	4/25/2016	2016-001	323	North Cherry Street Extension	
Commercial in Resid	10/19/2015	2015-154	6	Blakeslee Road	Smith
	6/4/2014	2014-036	187	Williams Road	Maler
Commercial in Resid	5/19/2014	2014-029	97	Saw Mill Road	Valley Racing Pigeon Club, LLC

<u>Violation</u>	<u>Complaint Date</u>	<u>Complaint ID</u>	<u>Street #</u>	<u>Street Name</u>	<u>Business/Owner Last Name</u>
Commercial in Resid	4/24/2014	2014-009	27	Bailey Avenue	Bailey Ave Associates
Scrap Yard Expansio	4/15/2013	2013-024	1131	South Broad Street	DFT Inc.
Commercial Vehicle	4/2/2013	2013-013	715	North Farms Road	Binix and Mappa
motor vehicle	9/15/2012	2012-039	253	South Cherry Street	Acosta
Greenbelt	6/15/2012	2012-051	151	North Plains Industrial Road	151 North Plains Industrial Road, LLC
	9/21/2011	2011-061	130	East Street	Yumbia
	4/12/2011	2011-032	940	Church Street	Verner
Signage	2/3/2011	2011-010	391	Main Street	Duszynski
	10/23/2009	2009-080	412	Main Street, Yalesville	Spitting 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/fi	6/3/2019	2019-036	1245	Old Colony Road	Pytel
Use, Dwelling Units)					
3 residential units wi	9/17/2019	2019-071	340	Quirinipiac Street	Delta Arsenal
Variance, Conditions of Variance					
	2/7/2017	2017-009	369	North Colony Street	North Colony Properties, LLC