

Wallingford Planning & Zoning Commission
Monday, November 8, 2021
7:00pm
Robert F. Parisi Council Chambers – Town Hall
45 South Main Street
MINUTES

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

Pledge of Allegiance was recited by all.

Roll Call: Present: James Seichter, Chairman; JP Venoit, Vice-Chair; James Fitzsimmons, Regular Member; Jeff Kohan, Regular Member; Jaime Hine, Alternate; David Parent, Alternate; Kevin Pagni, Town Planner.

Absent: Steven Allinson, Secretary; Armand Menard, Alternate

Chairman Seichter welcomed Mr. Parent who was recently appointed to the Commission. He noted that Commissioner Hine will vote for Commissioner Allinson.

Consideration of Minutes –October 13, 2021

Commissioner Venoit: Motion to approve the minutes of the October 13, 2021 meeting of the Planning and Zoning Commission as submitted.

Commissioner Fitzsimmons: Second

Chairman Seichter: Abstain

Vote: Unanimous to approve

Chairman Seichter noted that the following agenda items will not be heard this evening.

1. **PUBLIC HEARING Continuation: Zoning Text Amendment/PZC/Data Centers by Special Permit in IX and I-5 Zones #903-21** is continued to the December meeting.
2. **NEW BUSINESS: Site Plan (self-storage facility)/So. Colony 1074 LLC/1074 South Colony Road #220-21.** Per the applicant, no action will be taken at this meeting.

NEW BUSINESS

3. **Site Plan (wellness & fitness center)/Dow Enterprises/316 Main Street, Yalesville #221-21**
Commissioner Venoit noted the correspondence. Inter-Departmental Referral from the Fire Marshal dated October 14, 2021; Inter-Departmental Referral from the Environmental Planner dated October 18, 2021; memo dated October 22, 2021, from Kevin Pagni, Town Planner to Dow Enterprises; Inter-Departmental Referral from Erik Krueger, Senior Engineer, Water & Sewer dated October 29, 2021; Inter-Departmental Referral from the Town Engineer dated October 25, 2021; and a Site Plan Revision dated November 2, 2021.

Michael Dow of Dow Enterprises LLC explained that they propose a wellness and fitness center in this building. They will remove the drive-through and add a small addition that will bring the sightlines away from the neighboring businesses and redo the parking lot and add a couple of spaces. The traffic flow will be the same.

Bill Perfetto of Perfetto Construction, explained the location of the 14-foot drive-through that will be removed, the smaller addition, and the island that will be removed. They brought the island back to the end to stop any traffic flow that might hit the side of the building.

Chairman Seichter asked what the cross-hatching is on the site plan. Mr. Perfetto explained that that is the space for handicapped vans to unload passengers. Chairman Seichter asked for the location of the snow shelf. Mr. Perfetto replied that there is plenty of area in the back.

Commissioner Venoit: Motion to approve application #221-21, Site Plan (wellness & fitness center)/Dow Enterprises/316 Main Street, Yalesville. The Site Plan request to add an approximately 700 sq. ft. addition and a change of use to operate a physical therapy practice located at 316 Main Street on plans entitled "Site Plan 316 Main Street Wallingford, CT" dated September 14, 2021, and revised on November 2, 2021, subject to the following conditions:

- 1. Comments in Interoffice Memorandum from Erik Krueger, Senior Engineer, Water, and Sewer Division to the Planning and Zoning Department dated October 29, 2021; and**
- 2. Comments from Fire Marshal's Office dated October 14, 2021.**

Commissioner Fitzsimmons: Second

Vote: Hine – yes; Kohan – yes; Fitzsimmons – yes; Venoit - Yes; Chairman Seichter – yes.
The application is approved.

CGS 8-24

4. Possible purchase of a portion of the property (95.281 acres) at 264 Williams Road for Open Space Purposes

Commissioner Venoit noted the correspondence. Memo from William Dickinson, Jr. Mayor to the Wallingford Planning & Zoning Commission, dated October 18, 2021; a memo from Neil Amwake, P.E., MBA, General Manager, Wallingford Water & Sewer Divisions, to Mayor William Dickinson dated October 20, 2021, and a PowerPoint Presentation, "Acquisition of a Portion of 364 Williams Road, Wallingford", dated November 3, 2021.

Neil Amwake, General Manager, Wallingford Water & Sewer Divisions presented the proposal to purchase a portion of the property at 264 Williams Road, referred to as Parcel B. It is comprised of 95.281 acres. He reviewed the location and benefits of the acquisition. The current owner will retain Parcel A which is 13.157 acres. There will be a 50 ft wide access leading to Parcel B from Williams Road.

He noted that the Muddy River flows through the property to MacKenzie Reservoir and the parcel is adjacent to and near existing open space. The property will be classified as Class 1 or Class 2 Watershed land following the acquisition. It is less than half a mile from the headwaters of MacKenzie Reservoir. It is located in the center of the Watershed Protection District. He noted that this purchase will protect an undeveloped watershed area and is a priority acquisition area in the Town's Open Space Plan and the Plan of Conservation and Development. Mr. Amwake explained that passive recreation will be allowed but active recreation will be prohibited. An existing walking trail will be extended to meet the new parking area. The Water Division will manage the property and the budget includes funds for maintenance. They will coordinate trail maintenance with the Town Conservation Commission. He explained that Public Utilities Commission approved a budget amendment for the funds to acquire the property last week. Tomorrow the proposal goes to the Town Council will look at the contract agreement and provide secondary approval of the budget amendment. November 19th an Open Space Watershed Land Grant Program application will be submitted to the DEEP.

Commissioner Kohan stated that this is a great idea and he supports it. He asked if there are existing trails. Mr. Amwake replied that there is a loop trail to the east of Muddy River that will be formalized and connected with a new trail from the parking lot. Commissioner Kohan asked if there were proposed improvements. Mr. Amwake replied that it is too early for those details.

Commissioner Fitzsimmons echoed Mr. Kohan and stated that he can't think of a better acquisition of open space for the town than for our public drinking water. He asked how long this purchase has been in the works. Mr. Amwake deferred to the Mayor's Office and the Department of Law. Commissioner Fitzsimmons stated that he fully supports this acquisition.

Chairman Seichter added his support and noted that this is a very attractive property for the Town to acquire.

Mr. Pagine noted that he supports the application and requested the submission of a letter of support from the Commission for the grant application that is due on the 19th.

Jeff Borne, a member of the Conservation Commission, noted that the Commission is thrilled with this acquisition. He added that the property has amazing natural resource features that add to the cleansing of the water as well as providing open space. The commission is in support.

Commissioner Venoit: Motion to remand the purchase of a portion of the property, of 95.281 acres at 264 Williams Road for open space purposes for acquisition to the Town Council for final approval of this acquisition and provide a letter of support for submission of the Open Space and Watershed Land Grant Program application to the DEEP.

Commissioner Fitzsimmons: Second

Vote: Hine – yes; Kohan – yes; Fitzsimmons – yes; Venoit – yes; Chairman Seichter - yes.

The application is approved.

BOND RELEASES AND REDUCTIONS

5. Special Permit/Blichfeldt-Quality Subaru/711 North Colony Road #416-16

Mr. Pagini reported that he still does not have the As-Builts so it is not ready for release.

DISCUSSION AND POSSIBLE ACTION

6. Election of Officers

Chairman Seichter recommended delaying this until the next meeting when Mr. Allinson will be present.

7. 2022 Schedule of PZC Meetings

No changes were proposed. Mr. Pagini confirmed that no motion is needed. Chairman Seichter agreed to sign the document.

8. Proposed Revised Fee Schedule – Planning Department Staff

Mr. Pagini explained that the schedule was restructured to make it look nicer and put it in alphabetical order. He reviewed the changes including rounding up the fee for Administrative Approvals and Sign Permits; increasing the difference between Area Variance fees and Use Variance fees due to the time the Use Variances take; and an increase to the fee to correct a violation.

Commissioner Fitzsimmons stated that in general, he was in favor. He asked when the schedule was last updated. Mr. Pagini replied that staff could not find what changed as of the February 18, 2020 revision date that is listed. Commissioner Fitzsimmons stated that he is supportive of the increases. He questioned the fee for the Special Permit as these generate a lot of work. It should be more than the Use Variance. Mr. Pagini agreed. Commissioner Fitzsimmons asked if we could see what neighboring towns are charging.

Commissioner Venoit agreed to look at what surrounding towns are charging. Mr. Pagini replied that he had looked at some towns and found some the same and some higher, but he would look at more area towns.

Chairman Seichter stated that no action would be taken tonight. This will be discussed next month when more information on fees in comparable towns.

Commissioner Venoit asked if notice has to be given of fee increases. Mr. Pagini replied that it just has to be adopted by the Ordinance Committee.

REPORTS OF OFFICERS AND STAFF

9. Administrative Approvals – Noted as approved

a. Survey Waiver/R. Longo-McLean/114 Grandview Avenue #816-21

10. ZBA Decisions of October 18, 2021 – no comment

11. ZBA Notice for November 15, 2021 – no comment

12. Zoning Enforcement Report

Chairman Seichter asked about an item on page 6 under Stockpiling Illegal, 384 South Colony Street, Cheap Auto Rental. It's been around for 4-5 years. He asked Mr. Pagini to do some research. At a meeting several years ago, there was an agreement between the Commission and the attorney for Cheap Auto Rental that the applicant was supposed to do various things. He stated that he doesn't think they were done. He stated that he believes there was court involvement as well. He asked Mr. Pagini to update the Commission.

ADJOURNMENT

Commissioner Venoit: Motion to adjourn the Monday, November 8,2021, Wallingford Planning and Zoning Commission meeting at 7:38 pm.

**Commissioner Fitzsimmons: Second
Vote: Unanimous to approve**

Respectfully Submitted,
Cheryl-Ann Tubby
Recording Secretary