

Wallingford Planning & Zoning Commission
Monday, June 13, 2022
7:00pm
Robert F. Parisi Council Chambers – Town Hall
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 Seichter, Chairman; JP Venoit, Vice-Chair; Steven Allinson, Secretary; James Fitzsimmons, Regular Member; Jeffrey Kohan, Regular Member; James Hine, Alternate; David Parent, Alternate; Kevin Pagini, Town Planner.

Absent: Armand Menard, Alternate

Consideration of Minutes – May 9, 2022, Meeting

Commissioner Allinson: Motion to approve the minutes of May 9, 2022, Meeting of the Wallingford Planning and Zoning Commission as presented.

Commissioner Fitzsimmons: Second

Vote: Unanimous to approve.

Consideration of Minutes – May 19, 2022, Special Meeting Workshop Format

Commissioner Venoit: Motion to approve the minutes of May 19, 2022, Special Meeting Workshop Format of the Wallingford Planning and Zoning Commission as presented.

Commissioner Fitzsimmons: Second

Vote: Unanimous to approve with one abstention by Commissioner Allinson.

Chairman Seichter noted that the following agenda item will not be heard tonight.

- 1. PUBLIC HEARING, Special Permit (residential building)/V. DiNatale/350 Center Street #404-22** This application will be heard at the July meeting.
- 3. NEW BUSINESS, Site Plan (site improvements relative to parking)/GKN Aerospace/14 Research Parkway #210-22** No action was requested.

PUBLIC HEARING

2. Special Permit (car wash)/G. Gallo/654 North Colony Road #405-22

Commissioner Allinson read the legal notice for the record. Application #405-22 - Special Permit for Gerry Gallo to construct a car wash facility at 654 North Colony Road – RF-40 Zone. Correspondence dated May 23, 2022 from Matthew Brown, P.E., Barton & Loguidice, LLC to Kevin Pagini, Town Planner; Comment Response Summary received May 31, 2022 from Barton & Loguidice, LLC; Memo dated May 16, 2022 from the Department of Engineering to the Planning & Zoning Commission; Interoffice

Memorandum, dated June 2, 2022 from Scott Shipman, PE, Junior Engineer, Water & Sewer Divisions to Kevin Pagini, Town Planner; correspondence dated June 9, 2022 from Attorney Jim Loughlin to James Seichter, Chair, Planning & Zoning Commission; correspondence dated June 9, 2022, from Attorney Jim Loughlin to James Seichter, Chairman, Planning & Zoning Commission; correspondence dated June 13, 2022 from Timothy Lee, of Fasano, Ippolito, Lee & Florentine, LLC, to James Seichter, Chairman, Planning & Zoning Commission; memorandum dated June 13, 2022 from Janis Small, Corporation Counsel to Kevin Pagini, Town Planner; correspondence dated June 13, 2022 from Matthew Brown to Kevin Pagini, Town Planner; an undated, unsigned document requesting a review of the minutes of the March 21, 2022 ZBA meeting; and site plans with revised dates of 5/9/22, 5/26/22 and 6/7/22.

Presenters were Gerry Gallo, 15 Shanti Place, Tolland; Matthew Brown, Professional Engineer, Barton & Loguidice, LLC, 41 Sequin Drive, Glastonbury; and Attorney Jim Loughlin, Loughlin Law, 221 North Main Street, Wallingford.

Atty. Loughlin provided an overview of the application for a car wash in an RF-40 zone. He explained that the building will be updated to a state-of-the-art facility and stated that this application can withstand judicial scrutiny of statute, regulations, and case law. He noted that the regulations were satisfied regarding signage and notice. He noted that the use of a car wash is permitted under section 4.16.C.1H. He stated that they met with the staff for Planning, Zoning, Water & Sewer, Engineering, and the Corporation Counsel. It makes sense to bring the property up to date. He noted that the only objection was received from the competition, just today. Because this will reduce a non-conforming use, a variance is not necessary. It is an existing non-conformity. They could build a car wash inside the existing structure and just get a change of use. He noted that this application was withdrawn when they did not receive the variance from ZBA. He explained how they are reducing the non-conformities. The row of vacuums that were a concern has been moved. He referenced his June 9th letter that references the regulation.

Chairman Seichter shared the June 13, 2022 memorandum from Janis Small, Corporation Counsel. Atty. Loughlin quoted from that memorandum: "A property owner is entitled to rebuild a nonconforming structure and, here, they are looking to do so with a reduction in the nonconformities. Since they are entitled to do so, they do not need a variance; Section 6.13.B.2 is complied with in that there will be no increase in the nonconformity." He noted that they are reducing the nonconformities by nearly 70%. He quoted from 6.13.B.2 "Structures failing to meet any requirement of these regulations shall not be altered if the result would be an increase in the nonconformity." So, he concluded the building can be altered.

Matthew Brown, Professional Engineer, with Barton & Loguidice in Glastonbury, reviewed the existing and proposed site conditions. The property is 1.52 acres with frontage on Old North Colony Road and North Colony Road. He stated that all three existing structures will be removed. There is little existing landscaping. The proposal is for one approx. 5,000 sq. ft. new structure which will be a single automated tunnel car wash. The property will be accessed from Rt. 5 and will line up with existing the traffic light. There will be one lane in and two lanes out. There is also access from Old Colony Road. Queuing will be

behind the building and automated kiosks with gates will control access to the tunnel. There is a dedicated bypass lane as well. Cars enter the tunnel on the north and exit on the south. There will be 14 vacuums in the front and 9 on the south side of the site. The vacuums are free. There will be a central vacuum system so there are no motors in the individual vacuums. Traffic will be one way at the front and onto North Colony. He noted that the proposed design reduces the overall lot coverage and the side yard nonconformance is removed. The setback to Old Colony is increased to 8 feet and significant landscaping will be added. He reviewed the erosion and sedimentation control, including during the construction phase. He stated that the stormwater system design meets the requirements for zero net increase for peak flow during storms and there will be no directly connected impervious area. Stormwater will be pretreated in the catch basins. Regarding utilities, water, sewer, and gas are within the right of way and off the pavement. The access to electric service is yet to be determined. Mr. Brown explained that all wash water will be collected and discharged to the back of the site into a reclaim system. It will be cleaned and some will be reused in the wash process. Water not reused will pass through an oil/water separator and be discharged into the sanitary sewer. This reduces the amount of water used. He noted that products used are stored in a storage room that is connected to the oil/water separator. He explained that more than half an acre of green space will be added as well as approximately 136 deciduous and coniferous trees and shrubs. Regarding traffic, according to the International Traffic Engineers trip generation guide, there will be 78 trips at the peak afternoon time which is less than the 100 trips per hour that would trigger a traffic study. They will add a sidewalk along Rt. 5 to join with the one on the adjacent properties. There are currently no sidewalks on the Old Colony so there will be no sidewalk installed on that side. This is a nonconformity that will be maintained. He noted that the central vacuuming system has a lot of insulation and is quiet.

Gerry Gallo, 15 Shanti Place, Tolland, thanked the town staff, stating that they are tough but fair. He stated that he is fairly new to the car wash business. This will be his second facility. This site is perfect for this kind of business. He shared some drawings and then a photo of his current business.

Mr. Pagini stated that he is generally supportive of this application and added that it will enhance the site. As a special permit use, it meets the criteria.

Commissioner Venoit asked for the hours of operation. Mr. Gallo stated that he expects it will be from 7 or 7:30am to 8pm.

Commissioner Kohan stated that he likes that it reduces the nonconformities and likes the sidewalk. He asked about the process for re-circulating the water and the maintenance plan for the equipment. He referenced number 4 in the Water & Sewer Division memo. Mr. Brown replied that there is a routine maintenance plan. There will be three tanks and the water flows via gravity. They are maintained quarterly for sediment accumulation and will be pumped out as needed. He added that the oil/water separator will also be monitored on an annual basis. There will be 4500 gallons of sedimentation that can occur before it gets to the oil/water separator. The water collected from the last tank goes through a treatment system in the building. He stated that they agree to meet all the requirements in the Water & Sewer Division memo.

Commissioner Fitzsimmons asked about the regulation requiring interconnections to other properties in the Rt. 5 District. Mr. Pagini replied that it was discussed but they couldn't find a good way to do so. Mr. Brown showed on the site plan that on one side is a 4ft grade difference and on the other is parking for the restaurant. Adding the connection would reduce their parking capacity. Commissioner Fitzsimmons noted that the interconnection should be in the plan even if not implemented so it's there if either of the neighbors' changes. He suggested making it a condition that it be part of the plan. The applicant agreed. Commissioner Fitzsimmons stated his concern with the number of vacuums for a single car wash. Mr. Gallo replied that the vacuums are silver so they blend in and that he doesn't expect them all to be used at the same time. He stated that he could probably reduce it to 20 vacuums. Commissioner Fitzsimmons stated that he likes that the project will reduce nonconformities but is troubled that they are not eliminating all of them. Since they are building a new building, it should conform. He asked if moving or removing some vacuums would get rid of the last of the nonconformities. Mr. Brown replied that their challenge is the two front yards. It is not possible to move the vacuums to the back and still allow room for queuing and exiting. He stated that one of the nonconformities is a canopy behind the building that encroaches on the rear property setback.

Commissioner Hine stated that a reduction in nonconformity usually involves reusing a building. In this case, the existing nonconforming building is being torn down and a new building built. He referenced the objection and asked if there was any case law to support a situation where existing nonconformities continue with a new building. Atty. Loughlin replied that when there is a nonconforming use, tearing down the building doesn't abandon the nonconformity. Commissioner Hine stated that this is different because we are not just rebuilding a nonconforming building. Atty. Loughlin stated that he hasn't looked for that case law because the regulations are pretty clear. The regulations say you can't build a building to increase the nonconformities, so the opposite is allowed. Commissioner Hine asked if they are rebuilding the existing building or building something new. Atty. Loughlin replied that they are building within the envelope of the old structure. He stated that they are not asking for new encroachments.

Chairman Seichter asked how many cars can be in the queue at once. Mr. Brown replied that behind the building and leading into the tunnel there can be more than 30 cars, not including access drive areas. Chairman Seichter stated that the number of vacuums seems like a lot. It creates activity on the property over and above the actual operation of the business. Mr. Gallo replied that people don't take advantage. The idea is to allow them to spread out so it doesn't look busy. Mr. Brown stated that most people leave an empty vacuum between them and the next person. So it is unlikely that all will be used at once.

PUBLIC COMMENT

Joan Ives Parisi, 23 East Main Street, asked about the 9 vacuums on the side near Colony Diner. She stated that there are too many vacuums and it is not attractive. Mr. Brown replied that spacing provides flexibility.

Bob Parisi, 23 East Main Street, asked about the noise and stuff blowing into the air next to the restaurant outside dining. He asked about the specifications for the vacuums. Mr. Gallo replied that the motor for the vacuums is located at the south corner of the tunnel and will be the only thing heard. Mr. Parisi asked how many microns make it through the filter and into the air. Mr. Gallo replied that the vacuum system has a HEPA filter and is about 250 ft. away from the dining tent. He disagreed that anything would blow toward the tent. Mr. Parisi stated that there would be lots of people at the vacuums, emptying their cars, and taking their time. They also might not follow the traffic pattern if they just use the vacuums. Mr. Parisi asked how a medical emergency would be handled, could cars get out of the queue. Mr. Gallo replied that the gates will be opened to release the queue through the bypass lane if there is an emergency.

Chairman Seichter asked how many employees will be at the facility. Mr. Gallo replied three to four all the time.

Jim Wolf, Economic Development Commission, asked about the lanes to exit onto Rt. 5. Chairman Seichter replied that there will be one lane coming into the south side and two lanes exiting on the north side at the traffic light. One is a dedicated right turn. Mr. Wolf stated that this will be an improvement for that property.

Tim Ryan, Economic Development Commission, stated that he knows how difficult this site is to develop. He stated that the EDC looks for the highest and best use for a site. He doesn't see a lot of other options for this site. This is a good use for the site. The landscaping will improve the view from Rt. 5. The vacuums are significantly set back from the road. He stated that he worked with Mr. Gallo who worked with the town departments to make this project work. Mr. Ryan stated that the EDC supports this application.

Atty. Timothy Lee, of Fasano, Ippolito, Lee & Florentine, LLC, stated that he represents the competition, Scrubbin Bubbles at 985 North Colony Road. He questioned that the application complies with the zoning regulations. He stated that it doesn't comply with the building setbacks, landscaping requirements, and sidewalk requirements. He referenced the letter he sent pointing out the deficiencies. The modifications that have been made to the plan don't make it conform to the regulations. He stated that the argument that they are reducing the nonconformities is not one to be made to Planning & Zoning. They asked for a variance in March and were denied. He submitted a copy of the minutes from that ZBA meeting to the record. He noted the memorandum from Janis Small regarding the variance. He noted that they are removing the buildings on the site. They are not reusing the buildings. In that case, regulation 6.13.B.3 applies. He quoted: "nothing in this section shall permit the reconstruction of a nonconforming structure which has been intentionally taken down unless the new structure complies with all the provisions contained in these regulations." The applicant is required to submit an application that complies with all the regulations. He stated that his client opposes this application. When his client applied for his car wash, he was told that his application had to comply with the regulations. This applicant should also comply with the regulations.

Anthony Mlici, the owner of 722 North Colony Road, stated that he is a neighbor of this property. He stated that the new building will be an improvement over what is there but he is concerned with the traffic. He opposes the application.

Hearing no further public comment, Chairman Seichter asked the applicant for their response to the comments.

Atty. Loughlin stated that all the vacuums are within the setback requirements and that this application is very different from the earlier application. He stated that Atty. Lee referenced regulation 6.13.B.3 which applies to the abandoning law. In this case, we are not abandoning the nonconformity. Regarding traffic generation, they have data from the International Traffic Engineers including two letters in the meeting packet. The traffic will not be a concern, particularly with the exit at the traffic light.

Chairman Seichter stated that he appreciated all the comments but is still uncomfortable with saying they are not abandoning the use but tearing down the buildings and putting up a new structure. He would like to see a more definitive response from the Corporation Counsel on that issue. Is tearing down different from abandoning? He agrees that the new building will be significantly nicer than what is there. Regarding the vacuums, he agrees that there may be too many but they will be quite a bit off the road.

Commissioner Hine stated that he likes the application and is in favor. He added that the Commission has to be careful that we are on a sound legal footing. He agrees that he would like a more detailed memo from the Corporation Counsel based on the history of the application and the procedural posture.

Commissioner Kohan stated that it is a good application with a nice building that doesn't impact the neighbors. He agreed that the issue with the nonconformities and the regulations needs to be clarified.

Commissioner Fitzsimmons agreed and supported getting a more detailed response from the Corporation Counsel.

Commissioner Parent noted that Atty. Lee used one regulation and Atty. Loughlin used another. This has raised enough ambiguity that he would support holding this application over to the next meeting so they can get a more detailed explanation from the Corporation Counsel.

Commissioner Allinson referred to the general assembly passing a revision to section 8-2 that the destruction or removal of a building that has a nonconforming use does not give up the nonconforming use. He agreed we should be prudent.

Chairman Seichter stated that this application will be continued to the July meeting.

Mr. Gallo noted that the town determined that he did not need to apply for a variance and he is not trying to circumvent any zoning regulations. He suggested that the Commission keep in mind that the building on this property is not safe as it is.

Hearing no further comment, Chairman Seichter called for action on the application.

Commissioner Venoit: Motion to continue application #405-22 Special Permit (car wash)/G. Gallo/654 North Colony Road to the July Planning & Zoning meeting.

Commissioner Fitzsimmons: Second

Vote: Fitzsimmons – yes; Kohan – yes; Venoit – yes; Allinson – yes; Chairman Seichter – yes.
The application is continued.

4. Site Plan (726 sq. ft. acc. apt.)/J. Sabatucci/3 Westview Drive #212-22

Commissioner Allinson noted the correspondence for the record. Inter-Departmental Referral dated May 4, 2022, from the Town Engineer; Interoffice Memorandum dated June 2, 2022, from Scott Shipman, Junior Engineer, Water & Sewer Divisions to Kevin Pagini, Town Planner.

Justin Sabatucci, 3 Westview Drive, explained that he wants to add an accessory apartment for his mother.

Mr. Pagini noted that Mr. Sabatucci has received a variance for the addition.

Hearing no public comment, Chairman Seichter called for action on the application.

Commissioner Venoit: Motion to approve application #212-22, Site Plan request for a 726 sq. ft. accessory apartment located at 3 Westview Drive dated 5/4/2022 subject to:

- 1. Comments in Interoffice Memorandum from Junior Engineer, Scott Shipman, to the Planning and Zoning Department dated 6/2/2022;**
- 2. Final inspection by the Zoning Enforcement Officer; and**
- 3. Six (6) copies of the approved, final plans are to be forwarded to the Planning and Zoning office.**

Commissioner Fitzsimmons: Second

Vote: Fitzsimmons – yes; Kohan – yes; Venoit – yes; Allinson – yes; Chairman Seichter – yes.
The application is approved.

DISCUSSION

- 5. An overall discussion regarding density and residential requirements in the Town Center (TC) Zone and Incentive Housing Zone (HZ) overlay district.**

Mr. Pagini presented three different options for an Affordable Housing sub-district of the incentive housing zone. He suggested discussing potential density for Market Rate in the Town Center Zone and potentially getting rid of the retail requirements on the 1st floor as well. He reviewed the locations of the options.

Option 1 would be located at the corner of North Colony and Hall Avenue and the corner of Center Street and North Colony Street would allow up to 40 units per acre and potentially not allow the 50 unit density.

Option 2 would include all properties from the corner of North Colony and Hall Avenue to the properties along Quinnipiac Street to North Cherry Street with the exception of the Brother's parking lot and the lots behind the railroad station.

Option 3 would be all the properties along North Colony Street that bisect Hall Avenue and Quinnipiac Street.

Option 4 would allow 50 units per acre in the Downtown Core sub-district and the North Cherry Street sub-district. This would not create a new sub-district.

Chairman Seichter noted that this is part of the incentive housing zone which is now 26 units per acre. If development is for Market Rate it can be 30 units per acre. He stated that his opinion is that what is allowed under Affordable Housing should be at a higher density than what is allowed under the Market Rate. The Incentive Housing Zone has been around since 2014 and we haven't seen any interest in development in that zone.

Commissioner Parent stated that North Cherry Street has a relatively small number of structures and is different from the rest of the zone. If it had the same density as the apartments, it would be more likely to have high density there. Assuming a developer buys the properties, there would be an opportunity to build something.

Commissioner Kohan stated that he likes option 1. He noted that his concern during the workshop was targeting the corner of North Colony and Center Street for 40 unit density for Affordable Housing. He is okay with that. Mr. Pagini clarified that he is proposing 50 unit density for the North Cherry Streetsub-district and the Downtown Core but not Meadow Street. Commissioner Kohan stated that he is fine with that.

Chairman Seichter asked if the 40 density is also for Market Rate. Mr. Pagini replied that Market Rate hasn't been discussed. Chairman Seichter clarified that the options proposed are for Affordable Housing. Mr. Pagini stated that this would mean a fourth sub-district in the Incentive Housing zone in addition to the existing sub-districts: Cherry Street, Downtown Core, and Meadow Street. This new sub-

district would allow for 40 and Cherry Street at 50, and the remainder of the Downtown Core at 50 and Meadow Street would not change from 15.

Commissioner Fitzsimmons stated that his preference would be option 2 with the inclusion of the corner of Center Street and Rt. 5. This is more encompassing. He agrees with Commissioner Kohan on the density.

Chairman Seichter supports including that block in option 2. Then the density in that area overall would be 40 with the rest of Cherry Street and Downtown Core would be 50. Mr. Pagini noted on the diagram that the Downtown Core includes the block of North Colony and Center and Brother's parking lot.

Commissioner Venoit supports option 2 adding the corner of Center and Rt. 5 at 40 units.

Commissioner Hine clarified that we are combining options 1 & 2 at 40 units. Mr. Pagini replied yes. Commissioner Hine stated that he supports that.

Commissioner Kohan stated that he supports option 2 with the changes discussed.

Chairman Seichter noted that we have a consensus on the Affordable Housing density. He asked for a discussion on Market Rate density, which should be lower than the Affordable Housing density. He noted that Market Rate right now is 30. He didn't think that was realistic for development.

Commissioner Fitzsimmons asked if 45 is too low for Market Rate density.

Chairman Seichter stated that he would be comfortable with 50 in options 1 & 2 for Affordable Housing and then Market Rate at 40 units in that same area. With this density, it will be apartments and there is an administration with people having to re-qualify every year for Affordable Housing. He stated that 50 units would probably make it more viable. He proposed Options 1 & 2 at 50 for Affordable Housing and 40 for Market Rate. He also suggested allowing residential on the first floor facing the back so they are not right on the street. He also suggested allowing for additional uses. Mr. Pagini noted that professional office uses are not allowed at street level. Chairman Seichter stated that we need to be creative to make it more cost-effective.

Commissioner Fitzsimmons agreed with the 50 units for Affordable Housing and 40 units for Market Rate and revisiting mixed use on the ground floor.

Commissioner Kohan noted that traffic may be a problem at the higher density. He agrees that it comes down to individual applications. We won't know if it's realistic to have Affordable Housing there with 50 unit density. He noted that they can look at the traffic concerns if it's a special permit

Chairman Seichter noted that with Affordable Housing we don't have all the usual latitude. Our zoning is a guide to developers. They could propose more units. The ability for the Town to deny is less than usual with Affordable Housing. Most developers will work with the town to create a project.

Mr. Pagini noted that the Incentive Housing Zone does give us a little more latitude due to the tax incentives.

PUBLIC COMMENT

Jim Wolf, EDC, stated that allowing additional uses on the first floor would be something that the developers can propose. He introduced a local developer to comment on the discussion.

Vincenzo DiNatale 8 Taylor Lane, Wallingford, stated that to attract interest in the incentive housing district, you have to be cognizant of density. He was not able to give a specific number. He stated that he believes the Town Center regulations work.

Chairman Seichter noted that there is consensus to create a subzone based on options 1 & 2 with density for Affordable Housing at 50 units and Market Rate at 40 units. He asked for suggestions on additional uses to be included for the first floor as well as thinking about residential on the first floor but not right on the street. Mr. Pagini clarified that it could be amenities but not residential units. He verified the intent is Market Rate at 40 units for the entire town center, since the sub-districts are just for Affordable Housing. Chairman Seichter stated that the Town Center is now 30 units. For the Incentive zone sub-district options 1 & 2 go with 40 Market Rate and 50 Affordable Housing. Mr. Pagini asked if they want to specify minimums and maximums. Chairman Seichter said no minimum. Mr. Pagini asked if Market Rate is for the entire Town Center zone. Chairman Seichter stated that we should leave it at 30, as it's not part of the Incentive Housing Zone. The intent is to spur activity in the lower Center Street area. Mr. Pagini suggested waiving some of the specific use requirements of the Incentive Housing Zone. Chairman Seichter stated that it could be more inclusive, or flexible to allow additional uses. Mr. Pagini stated that he will draft a text amendment as a starting point.

BOND RELEASES AND REDUCTIONS

6. Site Plan/PNA (Polish National Alliance)/North Plains Industrial Road #217-18

Mr. Pagini recommended the release of the bond.

Chairman Seichter asked Commissioner Parent to vote in Commissioner Venoit's place as he had to leave.

Commissioner Fitzsimmons: Motion to approve the release of the bond for application #217-18 Site Plan/PNA (Polish National Alliance)/North Plains Industrial Road as recommended by the Town Planner.

Commissioner Kohan: Second

Vote: Fitzsimmons – yes; Kohan – yes; Parent – yes; Allinson – yes; Chairman Seichter – yes.

REPORTS OF OFFICERS AND STAFF

7. **Administrative Approvals** noted as approved
 - a. **Change of Use/A. Jones/186 Center Street #305-22**
 - b. **Change of Use/A. & B. Vegas/21 North Plains Industrial Road #306-22**
 - c. **Change of Use/K. Gilbride/208 Center Street #307-22**
 - d. **Survey Waiver/Faith Bible Church/28 Chapel Street #803-22**
 - e. **Site Plan/Phoenix Communications Inc./1 Barnes Industrial Road South #211-22**
8. **ZBA Decisions of May 16, 2022**,no questions
9. **ZBA Notice for June 20, 2022**,no questions

Mr. Pagini noted that the Zoning Enforcement report is not available for this meeting and the Zoning Enforcement Officer apologized.

Mr. Pagini asked for any questions on the package on citations for zoning violations from Janis Small.

Chairman Seichter asked if the outside storage mentioned in the citations package includes vehicles. Mr. Pagini replied that anything that is not allowed by special permit as a vehicle sales or dealer would be outside storage. Chairman Seichter asked if the Cheap Auto Rental location with cars all over the place would count as outside storage. Mr. Pagini replied yes. Chairman Seichter noted that we should start fining them. He directed Mr. Pagini to talk to the Zoning Enforcement Officer about initiating fines. Chairman Seichter encouraged Commission members to provide feedback to Mr. Pagini or the Zoning Enforcement Officer. Mr. Pagini stated that he has already spoken to members of the Ordinance Committee about the proposed fines for zoning violations.

Chairman Seichter asked if Mr. Pagini can follow up with the Town Engineer on the paving of the Wooding lot. He stated that he was assured by the Mayor that it would be repaired and lined for the 350th celebration. Mr. Pagini replied that he is meeting with the Mayor tomorrow and will ask about it.

ADJOURNMENT

Commissioner Fitzsimmons: Motion to adjourn the June 13, 2022, Wallingford Planning and Zoning Commission meeting at 9:35pm.

Commissioner Kohan: Second

Vote: Unanimous

**Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary**