

Wallingford Planning & Zoning Commission
Monday, July 11, 2022
7:00pm
Robert F. Parisi Council Chambers – Town Hall
MINUTES

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

Chairman Seichter called for a moment of silence in honor of long-time Alternate Armand Menard who has passed away.

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.

Consideration of Minutes – June 13, 2022, Meeting

Commissioner Venoit: Motion to approve the minutes of June 13, 2022, Meeting of the Wallingford Planning and Zoning Commission as presented.

Commissioner Fitzsimmons: Second

Vote: Unanimous to approve.

PUBLIC HEARING

1. Special Permit (Residential building)/V. Di Natale/350 Center Street #404-22

Commissioner Allinson read the legal notice for the record. Application 404-22 Special Permit for Vincenzo Di Natale to construct an eight-unit residential apartment building and a reduction of required parking spaces at 350 Center Street in the Town Center District. Correspondence included a Memorandum dated May 31, 2022, from Kevin Pagini, Town Planner to the Planning and Zoning Commission; Interoffice Memorandum dated June 2, 2022, from Scott Shipman, Junior Engineer, Water & Sewer Divisions, to Kevin Pagini, Town Planner; Inter-Departmental Referral received May 9, 2022, from the Fire Marshal; Memorandum dated June 24, 2022, from Alison Kapushinski, Town Engineer, to Planning and Zoning Commission; set of site plans received June 7, 2022, and a Parking plan received June 9, 2022.

Vincenzo Di Natale, Peter Di Natale and Tagan Farrell, presented. It was noted that architect Sam Sergeant's presentation will be read by one of the team as he could not be in attendance. Vincenzo Di Natale referenced the 2016 POCD notes about the Town Center. He quoted "catalyze high-quality redevelopment and investment and high occupancy in the Town's center." He added that in 2018 regulations were put in place to encourage development and redevelopment in the zone. This proposal is consistent with the POCD and meets those regulations. He added that he has met with the neighbors and town staff to discuss the options.

Peter Di Natale explained the traffic flow. He pointed out the existing properties, access points, and the proposed building. He pointed out the fire and pedestrian access points protected by bollards. There are currently 3 access points, with one designated as an exit and two designated as entrances. Two are located at underpasses. He noted the comments from the Town Engineer regarding the traffic issues with the entrance close to the intersection. They propose two designated exits and the furthest driveway from the intersection to be a dedicated entrance.

Tagan Farrell presented the parking plan. The site currently has 42 spaces for offices and residential. The regulations for the proposed building would require an increase to 58. He explained that since much of the parking for offices and residential don't overlap, they can use shared parking. This reduces the requirement to 41 spaces. They will add a bike rack which reduces the required number of spaces to 40. He explained the planned improvements to the lot including increasing the quality of the spaces, making them wider, and adding two handicapped spaces. The old concrete structures and utility poles have been removed. He explained that storm drainage will be enhanced by improving the gradient of the parking lot. He presented the plans prepared by Samuel Sargeant of Lazarus and Sargeant Architects. This property will be a companion to the one on Wallace that is under construction. It will be visible from Center Street. It will have three stories with a full basement. There will be 8 apartments with two Type A Accessible units on the first floor. The second floor will provide access to the six two-story apartments.

Vincenzo Di Natale explained how he worked with the neighbors to resolve the traffic issue and agree on the dedicated entrance at the driveway farthest from the intersection. He stated that it was a major undertaking to get the utility lines buried.

Commissioner Fitzsimmons asked if the exit lanes are wider than the entrance lane. Vincenzo Di Natale replied that the entrance lane is 12-13 ft wide. He noted that a garbage truck is 9 ft wide, so it can access the parking area. He also noted that the neighbors have discussed combining dumpsters so that it won't be an issue. Commissioner Fitzsimmons asked where the bollards will be placed. Vincenzo Di Natale explained that they will be in the area designated as pedestrian and emergency access only. He met with the Fire Marshal and the bollards will be removable. Commissioner Fitzsimmons asked if the façade of 350 Center Street will be changing. Vincenzo Di Natale agreed that it is not an attractive building and they are taking a look at improving the façade.

Commissioner Kohan stated that he likes the project as it enhances the Town Center and corresponds to the POCD. He asked if parking access will only be from Center Street. Vincenzo Di Natale confirmed and added that only emergency vehicles will have access from Wallace. Commissioner Kohan asked if both the exits are needed. Vincenzo Di Natale replied that the goal is to use the westernmost driveway for outdoor seating for Café Ra.

Chairman Seichter asked that the dimensions of the 3rd floor be added to the plans. He asked about the fencing around the property. Vincenzo Di Natale replied that they will replace the fencing on the North

boundary. They may leave an opening for access to the dumpster. The new fencing will be decorative, not chain link. Chairman Seichter asked about garbage truck access. Vincenzo Di Natale replied that only the designated entrance is big enough, so it would have to go in and out that way. Chairman Seichter asked for clarification on the Wallace Street access easement from the Town Engineer and if it was formerly parking for 8 Wallace Street. Vincenzo Di Natale confirmed and stated it is for emergency access only.

Mr. Pagini asked about the construction sequence and the effect on the area businesses. Vincenzo Di Natale replied that most of the underground work is done. A dedicated Fire line still needs to be installed. He expects to have the lot graveled by September at the latest. He noted that a transformer has been added to ease hook up.

PUBLIC COMMENT

Mark Vogt, 529 North Main Street, stated that he is in favor of the project. He stated that Mr. Di Natale has reached out to all the abutting property owners. His only concern is that a mirror is used at the exit to provide visibility of the sidewalk. He believes that the project will bring more people to the Town Center.

Joan Ives Parisi and Robert Parisi, 23 East Main Street, stated that she is in favor of the project.

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

Commissioner Venoit: Motion to close the public hearing for Special Permit (residential building)/V. Di Natale/350 Center Street application 404-22.

Commissioner Fitzsimmons: Second.

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

Commissioner Venoit: Motion to approve application 404-22 Special Permit request for Di Natale located at 350 Center Street to construct an 8-unit residential building and decrease minimum parking requirements on plans entitled “Site Plan Town Center Condominium 350 Center Street Wallingford, CT” dated 3/8/2022 and revised 6/8/2022 subject to:

- 1. Comments from the Fire Marshal’s office dated 5/11/2022;**
- 2. Comments in Interoffice Memorandum from Junior Engineer, Scott Shipman to the Planning and Zoning Department dated 6/2/2022;**
- 3. Comments from Alison Kapushinski, Town Engineer, dated 6/24/2022;**
- 4. That an emergency access easement is granted in favor of Town Center Condominium over the land of 8 Wallace Ave. LLC;**
- 5. An erosion and sediment control bond in the amount of \$2,500.00**
- 6. Six (6) copies of the approved, final plans forwarded to the Planning and Zoning office;**
and

7. The addition of square footage and dimensions for all 3 stories floor to the final plan.

Commissioner Fitzsimmons: Second

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

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

Commissioner Allinson noted all additional correspondence for the record. Correspondence included Memorandum dated July 6, 2022, from Janis Small, Corporation Counsel to Planning & Zoning Commission; correspondence dated July 11, 2022, from Erkan Celik, Colony Diner Restaurant, to Wallingford Planning and Zoning Commission;

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. Mr. Gallo thanked his team and Town Officials for their help navigating the regulations. He noted that the Town Attorney sent a memo that in their opinion answers the outstanding questions, clears the way for approval, and confirms that we don't need a variance.

Commissioner Kohan stated that the biggest issue was whether or not the Commission can proceed because it's a non-conforming site. He noted that Atty. Small came back with an extensive opinion citing case law and showing how this application would be allowed under the existing regulations. He stated that he believes this question has been resolved. He mentioned the issue of the number of vacuums and stated that Mr. Gallo knows what he needs. Commissioner Kohan is okay with the vacuums. He stated that this project improves the site.

Commissioner Fitzsimmons stated that he supports Commissioner Kohan's comments. He added that the memo from the Corporation Counsel clarified the issue. It was the old law that stated that once a non-conforming use building or structure was abandoned, anything built new would have to conform. The new statute states "a regulation cannot prohibit the continuation of any nonconforming use, building or structure, and a regulation cannot require a special permit of a special exception for any continuation of such nonconformity". This means the regulation cannot terminate the non-conformity solely based on non-use. He believes this addresses the issues related to the non-conformities. He agrees that there would still be non-conformity on the site but less intense. Atty. Loughlin noted that the non-conformity is reduced by 69%. Commissioner Fitzsimmons stated that he is still concerned with the traffic caused by all the vacuums. He understands the traffic data for a single-bay car wash, but this is a unique property and he doesn't think the vacuums are included in the ITE traffic data. Mr. Gallo replied that formula was used to determine the number of vacuums. There is one handicapped-accessible vacuum. He stated that he wouldn't spend the money on the vacuums if he didn't expect them to be used. They are very important to the business. He noted that there is room for approximately 30 vehicles in the queue but that it would be unlikely. They are building for the maximum volume. Commissioner Fitzsimmons noted that at the last meeting the applicant was asked

to add interconnections to neighboring businesses to the plan, even if not yet built. Atty. Loughlin replied that the only right of way is to the south, on the diner side. The property to the north was developed recently. He explained the features of the project that will absorb the traffic. Commissioner Fitzsimmons stated that businesses change and the plan should include the potential for interconnections. The goal was to get traffic off of Rt. 5.

Commissioner Hine stated that he is not voting tonight but is in favor of this application. He stated that he doesn't believe this is as clear a legal issue as we've been led to believe. He asked for clarification of the non-conformance. Mr. Pagini replied that the buildings are in the setbacks, and the parking is in the landscaping area on Rt. 5. Commissioner Kohan quoted from the new statute, "such regulation shall not terminate or deem abandoned a non-conforming use". Mr. Pagini noted that Atty. Small clarified that the Supreme Court uses 'use' and 'building' interchangeably. Commissioner Hine quoted "a non-conforming use, building, or structure, unless the property owner of such use, building or structure voluntarily discontinues such use, building, or structure and such discontinuance is accompanied by an intent to not reestablish such use, building or structure." It goes on to say "The demolition or deconstruction of a non-conforming use, building or structure shall not by itself be evidence of such property owner's intent to not re-establish such use, building or structure." He stated that just because you demolish a structure, that alone is not evidence of intent not to re-establish. For example, if a house is destroyed by a hurricane is demolished and rebuilt, we can't force the owner to abide by regulations. This is a different situation. He stated that this is not a clear-cut legal issue. He added that a fair argument could be made that there is no intent to re-establish the existing building or structure and the cases cited by Atty. Small don't address this situation and the current statutes. He reiterated that this is not a clear-cut legal issue.

Commissioner Allinson referred to Statute Section 8-2. He stated that the new building structure will be within conformity, the non-conformity of the setbacks is going to be reduced and the landscaping is going to be increased making it closer to conformity. This fits with the statute. The applicant is using the benefit of the existing non-conformities and bringing it closer to our regulations to be conformity to the extent possible. He stated that he agrees with Atty. Small's analysis.

Commissioner Parent referred to Atty. Small's memo. It seems that they require a property owner to just discontinue the non-conformity with the intent not to establish it, until the time that the property owner would do that, whatever right was there before can't be extinguished. He noted that Mr. Gallo is trying to build a building that reduces the non-conformity and there's nothing that shows intent to abandon the non-conformity. This puts the applicant in a good position.

Chairman Seichter stated that he is comfortable with Atty. Small's analysis and that he concurs with Commissioners Kohan and Fitzsimmons regarding the vacuums. He asked about the plan for landscape buffering for the vacuums on the south side. Mr. Gallo replied that they have a landscape plan and will work with the owner of the diner and add more screening if it is desired. Chairman Seichter suggested some year-round screening be used that is effective immediately. He also noted that he doesn't find the appearance of the vacuums objectionable.

Mr. Pagini noted that this property has been a problem from 2003 through 2019 for various outside storage violations and dilapidation of the building. He stated that there is a lack of case law in this situation. They are moving the building away from the setback and decreasing the non-conformity.

PUBLIC COMMENT

Atty. Timothy Lee, 388 Orange Street, New Haven, of Fasano, Ippolito, Lee & Florentine, LLC, stated that he represents the competition, Scrubbin' Bubbles at 985 North Colony Road. He stated that he appreciates the efforts of the Commission and agrees with Commissioner Hine that the law is not crystal clear. He stated that no case law interprets this Statute. What distinguishes this case is that there is demolition of the existing non-conforming structure and they are building something different. The statute doesn't cover this situation.

Bob Parisi, 23 East Main Street, stated that Wallingford has enough car washes and that he is concerned with the traffic. He added that there is still land to be developed in that area. He respects that Mr. Gallo will win this.

Atty. Loughlin stated that they are reducing the non-conformity by nearly 70% and that this has been a problem site. This is an opportunity to replace it with a state-of-the-art building. No data suggests that this will be a traffic problem. He referenced Atty. Small's memo which cites case law dating back to the 90s that still applies. He added that the changes to General Statute section 8-2 simply put case law into paragraph form. Case law requires you to reduce a non-conformity when you can, not eliminate it. He stated that approval would withstand judicial review.

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

Commissioner Venoit: Motion to close the public hearing for application 405-22, Special Permit (car wash)/G. Gallo/654 North Colony Road

Commissioner Fitzsimmons: Second.

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

Commissioner Venoit: Motion to approve application #405-22 – Special Permit request for Gallo located at 654 North Colony Road to construct a car wash facility on plans entitled “Special Permit Plans for 654 North Colony Road” dated 3/11/2022 and revised to 6/7/2022, subject to:

- 1. Comments in Interoffice Memorandum from Junior Engineer, Scott Shipman to the Planning and Zoning Department dated 6/2/2022;**
- 2. Comments from Alison Kapushinski, Town Engineer, dated 5/16/2022;**
- 3. An erosion and sediment control bond in the amount of \$8,500.00;**
- 4. Six (6) copies of the approved, final plans are forwarded to the Planning and Zoning office;**

5. **Provide easements on final drawings for interconnections on both north and south areas of the plans; and**
6. **Work with the Town Planning Department on more vegetative screening on the southerly property.**

Commissioner Fitzsimmons: Second

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

The application is approved.

OLD BUSINESS

3. Site Plan (site improvements relative to parking)/GKN Aerospace/14 Research Parkway #210-22

Commissioner Allinson noted the correspondence including Inter-Department Referral received April 11, 2022, from the Fire Marshal; Memorandum dated April 29, 2022, from Erin O’Hare, Environmental Planner to the IWWC; correspondence dated June 23, 2022, from Brian Baker, P.E., Civil 1, Civil Engineers to Kevin Pagini, Town Planner; Inter-Department Referral received April 11, 2022, from the Fire Marshal; Memo dated June 29, 2022, from Alison Kapushinski, Town Engineer, to Planning & Zoning Commission; Memorandum dated June 30, 2022, from Erin O’Hare, Environmental Planner, to Kevin Pagini, Town Planner; Interoffice Memorandum dated June 30, 2022, from Erik Krueger, Senior Engineer, Water & Sewer Divisions, to Kevin Pagini, Town Planner; correspondence dated July 6, 2022, from Brian Baker, P.E., Civil One, Civil Engineers, to Alison Kapushinski, Town Engineer; revised site plan entitled Permitting Set, received July 8, 2022; and revised site plan received June 24, 2022.

Brian Baker, P.E., Civil 1, Civil Engineers, and Keith Gear, GKN Aerospace presented. Mr. Baker outlined the site conditions. They have a little over 9 acres on the corner of Research Parkway and Carpenter Road. There are currently 66 parking spaces along the front and eastern sides and a smaller satellite lot. To the east of the parking area is an existing detention basin on the east of that parking area which receives the drainage from all the existing loading dock and parking areas. There is a small wetland pocket in the Northeast corner of the site. He explained that employees from the Cromwell facility are moving here so more parking is needed. Internal renovations are being done but he noted that there are no changes to the outside of the building. He explained the proposed site plan. They propose to add 10 spaces to the existing satellite lot and add two parking areas internally in the northern portion with access to Laser Lane. He stated that under zoning regulations, they are required to have 182 parking spaces and the plan proposes 184. They did their best to stay away from wetlands and the 50 ft. Wetland Regulated Area. There is no activity in the regulated area. They received wetlands approval, including the detention pond which is in the wetlands area. Drainage from the existing building goes directly into the detention basin. He stated that they are in the Watershed Protection District. They are creating a rain garden and infiltration swales in the new lot area to go into an oil grid separator and then into the expanded sand filter. They are also rebuilding the original sand filter and expanding the detention basin due to increased impervious areas. The treated drainage outflows through a water quality basin and into the existing drainage system on Carpenter Road. The water quality volume is at

184% of what's required. He explained the landscaping plan and noted that it won't be seen from Research or Carpenter. It includes 23 new trees, a grass-planted strip, and a small rain garden. Three new poles for lighting will be 25 ft., full cut-off, and dark sky compliant. He stated that they responded to the Town Engineer and Water Department memos. He added that there is some internal water usage and sewage flows to be handled with the building department.

Commissioner Allinson referred to the Environmental Planner's comment about the stormwater management facilities were not maintained in the past. He asked if there will be ongoing maintenance. Mr. Baker replied yes, a detailed stormwater management plan with a list of items to be done has been added to the land records and GKN is aware of the plan.

Mr. Pagini stated that new section 4.12 made that a requirement. He noted that the application came in before the new Watershed Interchange regulations went into effect. They are subject to the Industrial Expansion District regulations, so he is subject to all the stormwater management requirements including the operation and maintenance plan on the land records. He went above and beyond some of our current requirements.

Chairman Seichter stated that he supports this application. He asked for verification that the Town Engineer has reviewed the response to her memo and confirmed that all her concerns have been addressed.

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

Commissioner Venoit: Motion to approve application #210-22 – GKN/14 Research Parkway – Site Plan approval request for GKN Aerospace to construct a 48,106 sq. ft. of additional parking at an existing facility on plans entitled "GKN Aerospace Permitting Set" dated 4/11/2022 and revised 7/6/2022, subject to:

- 1. Comments from Erik Krueger, Senior Engineer, Water, and Sewer Division dated 6/30/2022;**
- 2. Comments from Alison Kapushinski, Town Engineer, dated 6/29/2022;**
- 3. Interoffice memorandum from Erin O'Hare, Environmental Planner, dated 6/30/2022;**
- 4. An erosion and sedimentation control bond in the amount of \$8,500.00;**
- 5. Six (6) copies of the approved, final plans forwarded to the Planning and Zoning office; and**
- 6. Town Engineer to review the July 6, 2022, Civil One memo.**

Commissioner Fitzsimmons: Second

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

CGS §8-24

- 4. Possible purchase of property at 124 Liney Hall Lane for Open Space purposes**

Commissioner Allinson noted the correspondence for the record including correspondence from the Office of the Mayor, William W. Dickinson Jr. dated July 7, 2022, with an Assessor's card and map of the property.

Mr. Pagini provided an overview of the proposal. The lot was approved before the adoption of zoning and there are questions on whether it is buildable or not. It was approved as a subdivision in 1953. There is no road access or electrical and no way to access it for emergency or building purposes. It was recently put up for sale. The Real Estate Agent approached the town to buy it for open space. It is adjacent to the 95-acre open space on Williams Road. It is 5 acres in the Watershed Protection District.

Chairman Seichter clarified that it is contiguous to existing Town open spaces. Mr. Pagini confirmed. Hearing no further comment, Chairman Seichter called for action on the application.

Commissioner Venoit: Motion to remand to Town Council the purchase of property at 124 Liney Hall Lane for open space purposes.

Commissioner Fitzsimmons: Second

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

REPORTS OF OFFICERS AND STAFF

5. Hazard Mitigation Plan/K. Pagini, Town Planner

Mr. Pagini explained that the Regional Hazard Mitigation Plan is updated every 4-5 years and includes a survey for public input. He will post information around town to gather input. Hazards include floods, fires, earthquakes, storms, etc. Town Staff is working with Public Works, Fire Chief, Town Engineer, and the Environmental Planner, for a town-wide perspective and with SCROG.

Commissioner Kohan noted that this has real visibility with the State. There is a good team working on it and it is important to Wallingford and the shoreline. This is a really good plan.

6. Administrative Approvals noted as approved

- a. Extension of Special Permit (excavation)/Jack A. James, Inc./249 Dudley Avenue #408-08**
- b. Survey Waiver/Charles Chica/105 Hosford Street #804-22**
- c. Change of Use/Angry Man Distilling, LLC/822C East Center Street #308-22**
- d. Change of Use/Christine Rinere (The Dressing Room)/7 South Elm Street #309-22**
- e. Site Plan Revision/Rocha Family – Dunkin'/682 South Colony Road #213-22**
- f. Site Plan Revision/T.O.W. Water & Sewer Divisions/155 John Street #223-18R**
- g. Survey Waiver/Walter Estes/344 Washington Street #805-22**
- h. Flood Plain Permit/Garden Homes Mgmt./230 Main Street – Lot #59 #806-22**
- i. Flood Plain Permit/Garden Homes Mgmt./230 Main Street – Lot #60**

7. ZBA Decisions of June 20, 2022,no questions

8. ZBA Notice for July 18, 2022.

Mr. Pagini noted that there is no ZBA meeting in August.

Commissioner Fitzsimmons asked for the location of the Choate property in variance request #6. Mr. Pagini replied that it is on the southwestern corner of Christian Street and North Elm Streets. The location is a mostly open lawn with some existing parking. He explained that they will be putting parking underground. He noted that it is directly on the corner and close to the street and the application hasn't come to Planning and Zoning yet.

Chairman Seichter noted that three of the four corners already have buildings.

Commissioner Fitzsimmons noted that this is a significant variance request. 40 ft is required for a front yard and they are asking for 3 ft. Mr. Pagini stated that he thinks this is due to the topography and the plan for underground parking.

Commissioner Hine stated that this is not a hardship. Mr. Pagini agreed. Commissioner Hine asked if this is something that Planning and Zoning need to take a position on.

Commissioner Fitzsimmons agreed. He stated that this is a busy intersection with pedestrian traffic. This is a self-created hardship.

Commissioner Venoit agreed with sending a letter to the ZBA commenting on the hardship.

Commissioner Parent stated that the Commission needs to be careful in setting a precedent.

Commissioner Allinson stated concern about the potential for a traffic issue.

Chairman Seichter acknowledged that the Commission has been in support of Choate but agreed with sending a letter to the Zoning Board of Appeals with the concerns that were discussed.

9. Zoning Enforcement Report

Mr. Pagini reported that there are 7 new violations opened, 3 files closed, one ZBA court case was closed, and the Law Department issued 4 injunctions on some of those cases. He referred to the letter from Iron Horse Equipment reporting that they have purchased the building next door and are currently moving to that building.

Chairman Seichter asked if they know the deadline is August 1st, with no extensions. Mr. Pagini replied yes. He is ready to impose citations and fines starting August 2nd.

Commissioner Kohan noted that the summary is great, but he'd like more detail. Mr. Pagini reported that the Zoning Enforcement Officer is working on the database.

NEW BUSINESS

Commissioner Kohan reported that he has noticed political campaign signs by the side of the road already, which is a zoning violation. Chairman Seichter noted that they can be on private property by State Statute. He asked Mr. Pagini to check it out and to consult with the Corporation Counsel. Mr. Pagini noted that he is currently revamping the sign regulations.

ADJOURNMENT

Commissioner Venoit: Motion to adjourn the July 11, 2022 meeting of the Wallingford Planning and Zoning Commission at 9:00 pm.

Commissioner Fitzsimmons: Second

Vote: Unanimous to approve

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary