

Wallingford Planning & Zoning Commission
Wednesday, October 12, 2022
7:00pm
Robert F. Parisi Council Chambers – Town Hall
MINUTES

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

The Pledge of Allegiance was recited by all.

Roll Call: Present: James Seichter, Chairman; Stephen Allinson, Secretary; Jeffrey Kohan, Regular Member; David Parent, Alternate; Kevin Pagini, Town Planner.

Chairman Seichter noted that Mr. Parent will be voting in place of Commissioner Venoit.

Chairman Seichter noted that the following agenda item will not be heard tonight. Both will be heard at the November meeting.

- 3. OLD BUSINESS Site Plan (warehouse)/5 Research Parkway Wallingford, LLC/5 Research Parkway #218-22** No action was requested
- 4. OLD BUSINESS Site Plan (warehouse)/Mark Development, LLC/1107 Northrop Road #219-22**
No action was requested

PUBLIC HEARING

- 1. A Zoning Text and Map Amendment to Section 4.23 – Incentive Housing Overlay District (Sections 4.23.D and 4.23.E) to create a new sub-district to increase unit density allowances for affordable units to 50 units per acre. #904-22**

Commissioner Allinson read the legal notice into the record. #904-22 – A Zoning Regulation Text and Map Amendment to Section 4.23 – Incentive Housing Overlay District (Sections 4.23.D and 4.23.E) to create a new sub-district to increase unit density allowances for affordable units to 50 units per acre. Correspondence included the draft amendment and a letter from Kevin Pagini, Town Planner to the CT Department of Housing dated September 16, 2022.

Mr. Pagini provided an overview of the amendment that is a result of a workshop and further discussion. The intent is to increase the density allowances for affordable units to 50 units per acre in this specific sub-district of an incentive housing zone. A map will be included in the regulations as an appendix so the sub-district is clearly defined. The name of the new sub-district is Downtown Development Corridor. It consists of 7.2 acres and 20 parcels. He pointed out that part of the amendment is to allow residential amenities at street level on the first floor, such as lobbies, common areas, or recreational amenities accessory to a residential building. This is instead of requiring commercial or retail on the first floor.

Chairman Seichter explained that there has been no activity in the Incentive Housing Zone and he noted that in the Town Center Zone, market-rate housing is allowed with more units per acre than in the Incentive Housing Zone. This change will encourage development of affordable housing and make it

feasible for developers. After discussion, the Commission decided to increase the density. He noted that the Town Center Zone regulation includes several units to provide mobility features and states they can be located on the ground floor. He suggested that we include that wording about the walk-out basements in the Incentive Housing Zone regulations so that we are consistent.

Mr. Pagini noted that the remainder of the sub-districts in the Incentive Housing Zone (Downtown Core and Meadow Street sub-districts) still have a lower density than the Town Center.

Chairman Seichter agreed that it needs to be discussed when more Commissioners are present. Regarding other uses on the first floor, he asked Mr. Pagini to provide some suggestions for another discussion. We need to look at what might be appropriate.

Commissioner Kohan agreed on the need for consistency. He stated that he is in favor of looking at other uses on the first floor.

PUBLIC COMMENT

Joe Mirra, ECD, asked if the easy-access apartments on the first floor are restricted to the rear of the building. Mr. Pagini replied that the units can't be ground level or street facing, but it doesn't say anything about the access. Mr. Mirra stated that the EDC is in favor of the increase in density.

Marc Bosnyak formerly of Wallingford, now in Greenhill, RI stated that he owns 28 North Colony which is in both districts. He supports both amendments. He asked that the Commission consider reducing the parking requirements in the district. He noted that it is almost impossible to build large parking lots in the downtown area. This district gives residents alternatives for commuting to work. The regulations currently require 1.5 spaces per unit in the Incentive Zone. The Town Center requires two for a two-bedroom unit and one for a one-bedroom unit. There are additional parking requirements if there is also retail space. He suggested a minimum of one space per residential unit. He referenced the Affordable Housing Plan and its recommendations for reducing parking requirements.

Chairman Seichter replied that the Commission has discussed reducing parking and agreed that the lack of room for parking can impede development. Mr. Pagini suggested looking at parking in the Downtown Development Corridor sub-district or the Town Center regulations. Chairman Seichter asked Mr. Pagini to bring suggestions to the next meeting. He stated that there is more work to be done on this related issue.

Commissioner Parent asked if the availability of adjacent or nearby municipal lots should be considered. Chairman Seichter replied that that is one variable.

Commissioner Kohan stated that he is in favor of looking at reducing parking regulations in the Town Center. He noted that there are discussions at the State level on reducing parking requirements in downtown areas.

Hearing no further comment Chairman Seichter asked for a motion to continue this item to the November meeting.

Commissioner Kohan: Motion to continue application #904-22 Zoning Text and Map Amendment for the Incentive Housing Overlay District to the November meeting of the Planning & Zoning Commission.

Commissioner Allinson: Second

Vote: Unanimous

The application is continued.

2. A Zoning Text and Map Amendment to Section 4.26-Town Center (Section 4.26.B.15) to create a new sub-district to increase unit density allowances for market-rate units to 40 units per acre. #905-22

Commissioner Allinson read the legal notice for the record. #905-22 – A Zoning Regulation and Map Amendment to Section 4.26 – Town Center (Sections 4.26.B.15) to create a new sub-district to increase unit density allowances for market-rate units to 40 units per acre.

Correspondence included the draft amendment and an email from Marc Bosnyak to Kevin Pagini, dated October 7, 2022.

Mr. Pagini provided an overview of the amendment. He noted that this is just for the Town Center Zone and creates the same sub-district and same parcels, in the same place, as the prior amendment. This would be the only sub-district within the Town Center Zone. The notice was mailed to the owners of those parcels. The amendment is to allow 40 units per acre in this corridor. The map will be included with the regulations. He stated that residential amenities will be allowed on the first floor under Section 4.26.15.

Chairman Seichter stated that unless there were additional comments since these two agenda items are related, both will be continued to the next meeting for full committee discussion.

Hearing no further comment Chairman Seichter asked for a motion to continue this item to the November meeting.

Commissioner Kohan: Motion to continue application #905-22 Zoning Text and Map Amendment to Section 4.26-Town Center (Section 4.26.B.15) to the November meeting of the Planning & Zoning Commission.

Commissioner Allinson: Second

Vote: Unanimous

The application is continued.

NEW BUSINESS

5. Site Plan (609.16 sq. ft. accessory apartment)/L. Sala/1 Bernadette Lane #220-22
Commissioner Allinson noted the correspondence. The application, photos, and maps; Inter-Departmental Referral from the Town Engineer, date of receipt September 12, 2022; Inter-Departmental Referral from the Fire Marshal, date of receipt September 12, 2022; Inter-Departmental Referral from Scott Shipman, Senior Engineer, Water & Sewer, date of receipt September 12, 2022; and memorandum from the Health Department dated September 29, 2022.

Lisa Sala, 1 Bernadette Lane, explained that the request is to finish off a small apartment attached to the house by adding a kitchen with an island. That would make it an accessory apartment.

Hearing no further comment Chairman Seichter asked for a motion to approve the application.

Commissioner Kohan: Motion to approve Site Plan/Sala – 1 Bernadette Lane #220-22. Site Plan request for a 609.16 sq. ft. accessory apartment located at 1 Bernadette Lane, subject to the following conditions of approval:

- 1. Comments in Interoffice Memorandum from Junior Engineer, Scott Shipman to the Planning and Zoning Department dated 9/28/2022;**
- 2. Comments of the Health Department in Inter-Departmental Referral dated 9/29/2022; and**
- 3. Final inspection by the Zoning Enforcement Officer.**

Commissioner Allinson: Second

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

The application is approved.

6. Site Plan (492 sq. ft. accessory apartment)/R.&S. Blakey/36 Jobs Road #221-22
Commissioner Allinson noted the correspondence. The application and site plans; Inter-Departmental Referral from the Town Engineer, date of receipt September 12, 2022; Inter-Departmental Referral from the Fire Marshal, date of receipt September 12, 2022; Inter-Departmental Referral from Scott Shipman, Senior Engineer, Water & Sewer, date of receipt September 12, 2022; and a memo from the Health Department received September 29, 2022.

Pete Dennehy, the contractor, represented the homeowner. He explained the plan to convert an under-construction addition to an accessory apartment.

Mr. Pagini stated that the addition was approved and is now being converted to an accessory apartment.

Hearing no further comment Chairman Seichter asked for a motion to approve the application.

Commissioner Kohan: Motion to approve Site Plan/Blakey – 36 Jobs Road #221-22. Site Plan request for a 492 sq. ft. accessory apartment located at 36 Jobs Road, subject to the following conditions of approval:

1. **Comments in Interoffice Memorandum from Junior Engineer, Scott Shipman to the Planning and Zoning Department dated 9/28/2022;**
2. **Comments from the Health Department in Inter-Departmental Referral dated 9/29/2022; and**
3. **Final inspection by the Zoning Enforcement Officer.**

Commissioner Allinson: Second

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

The application is approved.

7. Site Plan (storage/warehouse)/C. Gorenale/89 North Plains Industrial Road #222-22

Commissioner Allinson noted the correspondence. The application and site plans; Inter-Departmental Referral from the Fire Marshal, date of receipt September 12, 2022; Interoffice Memorandum from Scott Shipman, Senior Engineer, Water & Sewer Divisions, to Kevin Pagini, Town Planner, received September 28, 2022; a memo from Alison Kapushinski, Town Engineer, to Kevin Pagini, Town Planner, received September 28, 2022; and a memo from the Health Department, received September 29, 2022.

Catherine Gorenale and Richard Reynolds, with LRC Group, 160 West Street, Cromwell, presented the site plan. LRC is the land surveyor and project engineer for the project. The property is 6 acres in an I4 Industrial District. He showed the existing conditions with 5 storage buildings, parking for each, and the existing drainage system. He explained the site improvements include a new warehouse building with a concrete staging pad. The existing bituminous in front and side will remain. They will add a catch basin with a concrete galley and two dry wells. The drainage system is designed to take advantage of the high permeability of the soil. There will be no impact on the existing drainage system. The plan meets the net zero increase in stormwater runoff per the Town regulations. He reviewed the erosion control and sedimentation plan. He added that they have received comments from Water & Sewer, the Health Department, Town Planner, and the Town Engineer and will work with town staff to satisfy them.

Mr. Pagini noted that they seem to meet all the regulations.

Commissioner Kohan asked for their plan for snow removal. Mr. Reynolds and Ms. Gorenale replied that there is ample space in the back and off to the sides.

Commissioner Allinson asked what type of storage will be done there. Ms. Gorenale replied that they are actually small commercial warehousing. They usually house landscapers, tradesmen, electricians, plumbers, and carpenters. That building will be for an existing tenant, Michelin Tire. Commissioner

Allinson asked if they have provisions to handle oil or chemical spills. Ms. Gorenale assured him that they do.

Commissioner Kohan: Motion to approve Site Plan/C. Gorenale/89 North Plains Industrial Road #222-22. Site Plan request to construct a 5,040 sq. ft. storage warehouse at an existing self-storage facility located at 89 North Plains Industrial Road on plans entitled "Proposed Site Improvements New Building and Staging Pad" dated 9/7/2022, subject to the following conditions of approval:

1. **Comments of Town Engineer Alison Kapushinski to Planning and Zoning Commission dated 9/28/2022;**
2. **Comments of the Fire Marshal in Inter-Departmental Referral dated 9/22/2022;**
3. **Comments of Scott Shipman, Senior Engineer, Water & Sewer Department in Interoffice Memorandum dated 9/28/2022;**
4. **Comments of the Health Department in Inter-Departmental Referral dated 9/29/2022;**
5. **An Erosion and Sedimentation Control Bond in the amount of \$4,500; and**
6. **Six copies of the final approved maps forwarded to the Planning and Zoning Office.**

Commissioner Allinson: Second

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

The application is approved.

BOND RELEASES

8. 46 High Street, Yalesville/Paul Pecoraro

Mr. Pagini reported that he checked the property and recommends releasing the bond.

Commissioner Kohan: Motion to release the bond for 46 High Street, Yalesville/Paul Pecoraro.

Commissioner Allinson: Second

Vote: Unanimous to approve

The bond release is approved.

REPORTS OF OFFICERS AND STAFF

9. **Administrative Approvals** noted as approved
 - a. **Change of Use/Donovan/850E South Colony Road #311-22**
10. **ZBA September 19, 2022 Decisions** no comment
11. **ZBA Notice for October 17, 2022,** no comment

Mr. Pagini explained why there is no Zoning Enforcement report. He explained the Zoning Enforcement Officer's proposal to do reports every quarter while encouraging Commissioners to contact her directly

if they have questions. Chairman Seichter noted that he discussed this proposal with Ms. Torre and Mr. Pagini.

Commissioner Allinson stated that a quarterly report is fine as long as violations of note are brought to the Commission. Mr. Pagini stated that the proposal is to highlight major violations monthly but do the full report quarterly. Commissioner Allinson accepted.

Commissioner Kohan stated that he didn't agree that quarterly reports would be sufficient. He wants to know what is actually being worked on. He would accept reporting on the larger violations every month and detail quarterly. He asked why the report is so difficult to generate. Mr. Pagini replied that it is due to how it was originally set up and the time it takes to transfer the data.

Chairman Seichter asked that Ms. Torre attend the next meeting to explain the issues and make suggestions.

Chairman Seichter thanked the technical staff for the great job they do.

ADJOURNMENT

Commissioner Kohan: Motion to adjourn the October 12, 2022 meeting of the Wallingford Planning and Zoning Commission at 8:05 pm.

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

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary