

Wallingford Planning & Zoning Commission Meeting

Monday, February 11, 2019

7:00 p.m.

Robert F. Parisi Council Chambers

Town Hall – 45 South Main Street

MINUTES

PRESENT: James Seichter, Chair; J.P. Venoit, Vice-Chair; Rocco Matarazzo, Secretary; Commissioners James Fitzsimmons; Jeffrey Kohan; Kacie Hand, Town Planner.

Chair Seichter called the Meeting to order at 7:08 p.m. and the Pledge of Allegiance was recited.

Approval of Minutes – January 14, 2018

Mr. Fitzsimmons noted that on page 13 of the January 14, 2019 Minutes, he voted “YES” to deny not “NO” to deny.

Mr. Fitzsimmons: Motion to approve the January 14, 2019 Minutes as amended.

Mr. Kohan: Second

Vote: Matarazzo, yes; Fitzsimmons – yes; Kohan – yes; Chair Seichter – yes; Venoit – abstain

Chair Seichter announced two items on the agenda will not be heard this evening: under “Public Hearings” item #2 – Special Permit (traffic generation – hotel)/Patel, Shield Hotels/1175 Barnes Road - #401-19; and under “New Business” – item #5 – Site Plan (vehicle storage)/Six Research, LLC/6 Research Parkway - #202-19.

PUBLIC HEARINGS

- 1. Special Permit (Government Facility/Use – material storage).T.O.W. Electric Division/228 East Street - #402-19**

Mr. Matarazzo read the Legal Notice and all correspondence into the record: Letter from Kacie Hand, Town Planner, to Anthony Buccheri, General Manager, Electric Division, dated January 25, 2019; Inter-Departmental Referral received January 14, 2019 from Erin O’Hare, Environmental Planner; Inter-Departmental Referral received Feb. 5, 2019 from the Fire Marshal; Memorandum from Kacie Hand, Town Planner, dated Feb. 1, 2019 regarding Application #402-19.

Appearing in front of the PZC was Tony Buccheri, Wallingford Electric Division General Manager and Richard Hendershot, Electric Division General Manager. Mr. Buccheri went over the background, detail of use and plan modification for the site. He noted that on Oct. 10, 2012, the Town received title of the property at 228 East Street through a foreclosure process. He pointed out this property has a 52.04 ft. contiguous property line with Town-owned property at 51 John Street. Mr. Buccheri noted the rear property line of 51 John Street is common with the side property line of 228 East Street. He told the PZC the WED desires to expand into this property, which is in an R-6 residential zone, to allow the expansion of additional material. Mr. Buccheri noted the property at 228 East Street is approximately 5,441 sq. ft. bounded by East Street. He said the plan is to store slow-moving inventory, i.e., new construction items to be accessed during normal business hours, Monday through Friday, 7:30 a.m. to 3:30 p.m. He said the equipment would consist of decorative light poles, aluminum parking lot poles, fiberglass junction boxes and specialty pole top hardware.

He said the 228 East Street property is currently being utilized by personal property owned by tenants living at 56 & 58 Park Street. He said there is a wooden stockade fence at the rear of the property installed by the owner of 54 Park Street. Mr. Buccheri said the WED has plans to install an 8-ft. high fence around the property and will be installed in a way that the fence on the north side of the contiguous property with 56 & 58 Park Street will be located three feet back from the property line. He said there will be natural screening plants, i.e., arborvitae or similar, planted on the WED's side of the fencing. Mr. Buccheri said there will also be an 8 ft. high fence along the front of the John Street property set back 10 ft. back from the property line, putting the fence 22 ft. from the East Street curb.

Mr. Buccheri said natural plantings will be planted on the East Street side of the fence but spaced to allow employees and the Police to monitor for unauthorized access. He added that four or five street trees will be planted along East Street as directed by the Town Tree Warden and a chain link fence will be installed along the back of the property line adjacent to the rear stockade fence and will be constructed to include vinyl screening. He noted this fence will be integrated into the existing fence that currently surrounds the 51 John Street property and there will be a 16-ft. sliding gate installed into the fence at the rear of John Street property to facilitate access to the area. Mr. Buccheri also noted that grass and loam surfaces will be replaced with $\frac{3}{4}$ inch crushed stone to allow a stable material storage surface. He said there is currently no lighting proposed for the area.

Ms. Hand noted the WED did a wonderful job of meeting with her and coming up with appropriate screening for the area. She noted the subject property is in a residential zone and the primary Electric Division property is in an I zone. Ms. Hand said the fence will be moved so as to have the full required 10 ft. front yard. She said she appreciated WED's cooperation but noted there are some items on the property which don't belong to the WED and will be removed. Mr. Kohan asked about the acquisition of the property noting it was a foreclosure. He noted in other instances with the Town purchasing land, the Town Council approved the purchase and the PZC had to give its approval. Ms. Hand said she believed there were three or four foreclosures done at once a while ago, but would have to check her information.

Chair Seichter said when he looked at the plan where it shows the proposed plantings, it seemed one of the trees was being installed on someone else's property. He wondered if permission was granted. Mr. Buccheri said he noticed this on the plan but didn't believe the WED would install the tree on someone else's property. Chair Seichter said this would be removed and would not be part of the proposed planning. Mr. Buccheri affirmed this statement.

Public Comment – 7:20 p.m. – NO COMMENTS

Chair Seichter entertained a motion to close the Public Hearing on Application **#402-19**

Mr. Venoit: Motion to close the Public Hearing at 7:20 p.m.

Mr. Fitzsimmons: Second

Vote: Unanimous

Chair Seichter entertained a motion on the application.

Mr. Venoit: Motion to approve #402-19, a Special Permit (governmental facility/use) for the Town of Wallingford Electric Division to allow facility storage at 228 East Street as discussed on the record tonight, and as shown on plans and information submitted in application package dated January 8, 2019; subject to:

- 1. Approval of the Town to select and install all shrubs and trees**

Mr. Fitzsimmons: Second

Vote: Kohan – yes; Fitzsimmons – yes; Venoit – yes; Matarazzo – yes; Chair Seichter – yes

Application approved

Chair Seichter took the agenda in the following order:

OLD BUSINESS

6. Site Plan (approx. 5,000 sq. ft. water pollution control facility)/T.O.W. – Sewer Division/155 John Street - #223-18

Mr. Matarazzo noted all correspondence for the record: Memo to the Planning & Zoning Commission from the Dept. of Engineering, dated Jan. 11, 2019; Correspondence from AECOM to Kacie Hand, Town Planner, dated Feb. 6, 2019; Correspondence from Kacie Hand, Town Planner, dated Dec. 17, 2019 regarding Site Plan Application #223-18 and also a checklist; Memorandum from Erin O'Hare, dated Dec. 10, 2018 to Kacie Hand, Town Planner; Fax from the Town of Wallingford Dept. of Public Utilities to Kacie Hand, Town Planner, received Dec. 17, 2019.

Appearing in front of the PZC was Neil Amwake, General Manager, Town of Wallingford Water and Sewer Divisions; Dennis Setzko, Design Engineer, AECOM and Maureen Crowley, AECOM. Mr. Amwake noted that in December, the PZC received a first look at the application. He noted the Wallingford Sewer Division and AECOM are currently designing upgrades to the wastewater treatment plant which are needed to meet new phosphorus requirements which will come on line April 1, 2022. He explained the existing wastewater treatment plant was constructed circa 1987 to 1989 and since that time there have been no significant upgrades except for one which involved the hybrid nitrogen treatment process in 2005. He explained further that the new upgrades would meet the new phosphorus discharge effluent limitations, as well as ensure the wastewater treatment plant can treat both the flow and the loadings for the future 20 years.

Mr. Setzko went over the plan. He said the project has gone through some effort at this point in time from a Planning & Zoning perspective. Mr. Setzko said there was a pre-application and meeting on Oct. 25, 2018 and a plan was submitted on Nov. 8 and were in front of the PZC on Dec. 10 to make a preliminary application. He said since that time, he has been responding to Town comments. Mr. Setzko showed on the slide show, where the project lies within the Town, noting it is in an industrial area at the back end of John Street and near Quinnipiac River and going out to S. Colony Road. Mr. Setzko said this project is in an I-40 zone and the site is 153 acres. He also showed the location of the treatment plant, pointing out it only takes up a small portion of the total site. He also showed the setback sites on the plan. He noted on the side, there is a property line which belongs to the Electric Company and none of the work involves this piece of the property line.

Mr. Setzko went through the current buildings on the property. He said the new process for phosphorus removal and upgrades along the way include an anaerobic tank, the construction of new secondary settling tanks; and a pumping station. He said the new process will consist of a new power supply plus a number of needed structures for the phosphorus process. Mr. Setzko also discussed erosion and sediment controls and the specifications which come with this project. He discussed protections around the catch basins, i.e., silt fencing and barriers along the wetland areas. Mr. Setzko noted these protections will be maintained as site construction continues. He said if additional S&E controls are needed, they will be added. Mr. Setzko also pointed out the location of two tracking pads for construction vehicles entering and exiting the facility. He discussed the storage of materials and vehicle flow during construction noting the site is located at the back of John Street which is a dead-end. He said construction traffic will come in and will be able to access the entire site.

Mr. Setzko discussed stockpiling noting there is additional on-site space for trailers and materials. He discussed grading and paving and noted because additional buildings and structures will be installed, site access will be needed during and after construction. He said there will also be additional repaving and new paving because of grading changes and vehicle access. Mr. Setzko mentioned that storm drainage will be minor. He noted there is storm drainage currently on-site and pointed out the only drainage that would be touched would be because of the building of new pump station. He said the new storm drainage will go around the new building and a hydro-dynamic separator will be installed. Mr.

Setzko said all the flow will go out to the Quinnipiac River as it currently does. He noted the new structures will be composed of concrete, brick and block, aluminum and steel, with flat roofs and will match what is currently on site.

Mr. Kohan asked how long the construction process would take. Mr. Setzko said the construction would last approximately 30 months. Mr. Kohan noted the “very sporadic flooding” of the treatment and asked if the flooding occurs when the new process is in place, is this being designed so the flooding will be minimized and if not, what will happen if there is a flood with the new process. Mr. Setzko explained the flood zone isn’t being changed and as far as the processes go, the new treatment process is designed for 100 year flood plus three feet. He noted that in addition to the 100-year flood elevation, the project will be three feet above this at a minimum and most of the designed structures will be higher. Mr. Kohan asked about the construction phase, and the possibility the current function could get interrupted. He asked if this project would be phased-in. He asked if there could be problems with the existing operation until the project is completed. Mr. Setzko said this has all been taken into consideration. He said the existing treatment process will continue to operate while all the new structures are built. He said there will be a series of days when the transition takes place from the old process to the new process. He said everything has been phased-in and the existing plant will run until the switch over.

Mr. Fitzsimmons asked about slide # 6 regarding flooding. He asked when the last time the site flooded. Mr. Amwake noted this isn’t precipitation, flooding or overland flow. He noted that during high flows, the Quinnipiac River backs into UV and it short circuits. Mr. Amwake pointed out the UV is original to the 1989 plant. He said when he talks about flooding, he means backwards up the pipe. Mr. Fitzsimmons said he didn’t believe any additional landscaping is required and would be in favor of waiving the site plan requirements for the landscaping. He asked if this project is a State or Federal requirement. Mr. Setzko explained this is a Federal requirement driven down to the State level. Mr. Fitzsimmons asked about the 50% grant funding. Mr. Setzko said the grant monies are both State and Federal. Mr. Fitzsimmons asked if the project could begin sooner than July. Mr. Setzko said he didn’t see this happening.

Mr. Fitzsimmons commented the site was unusual because it goes to a dead end. Mr. Fitzsimmons asked Ms. Hand about the Electric Division property vs. Town property and wondered if it were all the same Town property. He asked if this was the chance to correct and address this and acknowledge this on the maps. Ms. Hand said the one benefit is that there is an exemption for utility structures; if they are 8 ft. or less, they are exempt from setbacks. Ms. Hand said the issue has been raised. She said there is a tendency to treat multiple Town-owned properties as one property. She said it must be decided where the property lines are, because if there are remaining separate properties, this could come into play in the future. She said moving forward, the property lines will be identified. Chair Seichter asked about an sediment and erosion control plan. Ms. Hand said there was an S&E plan, but asked as a condition of approval, she be given the authority to approve final S&E plans. She said this also applies to the lighting plan. Chair Seichter said he agreed with Mr. Fitzsimmons regarding being in favor of waiving the

landscaping requirement. Ms. Hand said this part of John Street is a Right-Of-Way so there is no applicable landscaping requirement.

Public Comment – None

Chair Seichter entertained a motion on the application.

Mr. Venoit: Motion to approve the Site Plan for Town of Wallingford Sewer Division, to construct various structures and buildings associated with the Phosphorus Reduction Project at the Water Pollution Control Facility at 155 John Street, as shown on plans entitled “Town of Wallingford, CT, Water Pollution Control Facility Upgrades, Contract Number 18-089 – CWF – 721, Site Plan Approval Documents”, dated to February 6, 2019, subject to:

- 1. Abiding by Correspondence of Conditions of Approval from the Environmental Planner dated Dec. 10, 2018**
- 2. Site Plan requirement for landscaping to be waived**
- 3. S&E Plan to be approved by Town Planner**
- 4. Lighting Plan to be approved by Town Planner**

Mr. Fitzsimmons: Second

Vote: Kohan – yes; Fitzsimmons – yes; Venoit – yes; Matarazzo – yes; Chair Seichter – yes

Application approved.

NEW BUSINESS

4. Site Plan (addition to manufacturing/warehouse/office building)/Rowland Technologies, Inc.,/320 & 340 Barnes Road - #201-19

Mr. Matarazzo noted all correspondence into the record: Correspondence dated Jan. 23, 2019 from Kacie Hand to Atty. Dennis Ceneviva; Correspondence dated Jan. 31, 2019 to Rowland Technologies from Kacie Hand, Town Planner; Interoffice Memorandum dated Feb. 1, 2019 from Erik Krueger, Sr. Engineer, Water and Sewer Divisions, to Kacie Hand, Town Planner; Inter-Departmental Referral received January 11, 2019 from the Dept. of Health; Inter-Departmental Referral received January 17, 2019 from Erin O’Hare, Environmental Planner; Rowland Technologies Total Vehicle Counts – Post Expansion; Inter-Departmental Referral received Feb. 5, 2019 from the Fire Marshal; Response Letter received Feb. 8, 2019 re: Planning & Zoning Comments.

Appearing in front of the Commission was Atty. Dennis Ceneviva, Ceneviva Law Firm, representing the Applicant and John Gabel, Engineer with CT. Consulting Engineers; Robert Day, Architect. Atty. Ceneviva said the Applicant received approval from the Inland Wetlands & Watercourses Commission at their last meeting and also received Zoning Board of Appeals approval. Atty. Ceneviva noted the ZBA granted the Applicant’s request to reduce the number of parking spaces based upon anticipated usage. He said 320

Barnes Road is 8.4 acres of land located in the IX Zone and is currently developed with approximately 70,000 sq. ft. of building space and 101 parking spaces. He said this site was in front of the PZC in 2015. He said this site houses the operations of Rowland Technologies and the hope of the application is to expand the existing location. He said in order to accomplish this expansion, Rowland Technologies has entered into a contract to purchase 340 Barnes Road which is a 1.1 acre parcel of land abutting 320 Barnes Road to the east and is located in the IX zone and currently houses a single-family residence. He said this is a legal non-conforming use and the home will be razed with PZC approval and the land become part of Rowland Technologies.

Atty. Ceneviva said the Applicant proposes in this plan to add 34,000 sq. ft. of building and relocated the majority of parking spaces to the 340 Barnes Road parcel for a total of 125 parking spaces. He reiterated that the ZBA gave approval for the Applicant to reduce the required 161 parking count under the Regulations, to 125 spaces. He said a lot coverage variance was also approved by the ZBA because of architectural features. Atty. Ceneviva said another reason the Applicant went before the ZBA was to keep the two parcels separate and distinct for a period of time instead of merging them. He pointed out that 320 Barnes Road is an establishment under Connecticut's Transfer Act so it is going through a process with DEEP. He said it was made clear to the ZBA that it is the applicant's intent to merge the two properties as soon as final closure is received on the establish processing of 320 Barnes Road.

Mr. Gabel addressed the storm water, the proposed new driveway and the parking. He said the proposal consists of the addition to the west side of the site along with the modification of the existing parking lot to accommodate the new parking area south of the addition. He also reiterated that the existing home at 340 Barnes Road will be demolished, and parking will be added.

Mr. Gabel noted there will be two entrances; one to the east and the new aisle to the west which will service the rear portion of the lot. He said drainage was provided to the new parking areas and the roof runoff for the addition which will be discharged to the wetlands to the east. He said there is also a discharge point to the town system to the west. Mr. Gabel said landscaping requirements were provided for the new parking area in two places noting the landscaping requirements are being exceeded. He said street trees will be provided for the frontage and for the interior. Mr. Gabel noted that were the wetlands are located; there are five trees that have to be provided. He distributed photos which depict the existing trees which run from the existing driveway to the east.

Mr. Gabel said the Applicant desires a credit for the existing trees instead of planting new ones. Atty. Ceneviva noted the house will be razed on 340 Barnes Road and there is a fence currently between the existing driveway for 320 Barnes Road which sits at a higher grade which will be graded down to improve the site lines. Mr. Day spoke about the building proposal. He showed images of the building and colored engineering drawings. He said the approximate 70,000 sq. ft. existing building is composed of 10,000 sq. ft. of administrative office space; 29,000 sq. ft. of warehouse space and the manufacturing area which includes the proposed addition. He said just under 34,000 sq. ft. will be added at the same level. He said there will also be internal modifications to the allocation of space. He said manufacturing will largely stay in the existing area, the warehouse in the center will expand to a broader section in the

middle and the office will slide forward from the rear position in the building to a forward piece coming out to the corner of the property. He said the old office space will be converted to manufacturing and manufacturing support space. Mr. Day said the architectural will have brick fins, standard office front glass and broad overhangs. He noted the ZBA allowed an exemption of the footprint of the overhang outside the building envelope as counting as finished floor space. He said the addition and proposed addition lines all conform to the setbacks.

Mr. Day went over the elevation drawings. He showed the existing façade of the office wing and the extension. He also showed the façade facing Barnes Road. He said one issue is that the parking is located on the southern side of the site. Mr. Day pointed out the office wing on the west side of the building, and the entrance is at the middle western section, so consequently, visitors would have a 250 ft. walk to the front door. Mr. Day said this is being addressed by bringing the office wing out to the corner and there will also be a proper corporate entrance at the lower parking area.

Ms. Hand told the PZC that Mr. Gabel and CT Consulting Engineers did a thorough job addressing her lengthy set of comments. She noted the majority of her comments have been addressed. She noted there are two mild relocations of the driveway and a new driveway further to the east. She said the Town Engineer had some concerns regarding verifying the site lines would work. Ms. Hand said the Applicant's consultant brought in the site line information last week, but the Town Engineer didn't fully review them. Ms. Hand said it appears the sight lines do work. She said the Town Engineer was comfortable with the condition that he would need to verify and approve the sightlines as presented and if there were issues, the driveway would be removed. She said the Applicant has agreed to this as a Condition of Approval. Ms. Hand also noted the Applicant is going to bring the slope down which should improve the site distance and if there were any issues, the Applicant would operate with the one driveway.

Ms. Hand noted 95% of her landscaping comments were addressed, but said there was one tweak she wanted the Applicant to make with regard to interior trees. She said she hasn't had the opportunity to discuss this with the Applicant and would like the opportunity to have the final landscaping plans approved. She pointed out that within the wetland area; there are several trees over the required two-inch caliper. Ms. Hand said the Regulations allow the PZC to allow existing trees to address the requirement in that area. She said this would also allow the wetland area to remain undisturbed. Ms. Hand discussed the two separate properties. She said the addition itself and building comply with the setback requirements and the coverage variance has been addressed.

Chair Seichter asked if the east driveway could be made one-way. Ms. Hand said this was a good suggestion and could be made one-way in provided the sightlines were not adequate. Mr. Kohan commented this was a "pretty good" plan and was glad to see the Applicant expanding in Wallingford. He added he was willing to give credit for the trees. Mr. Fitzsimmons and Mr. Matarazzo agreed. Chair Seichter said he also agreed with Mr. Kohan and thanked the Applicant for deciding to expand in town and also agreed to give credit for the trees.

Public Comment – None

Chair Seichter entertained a motion on the application.

Mr. Venoit: Motion to approve a Site Plan for Rowland Technologies, Inc., to construct a 33,737 (gross) sq. ft. addition to the manufacturing/warehouse/office building at 320 Barnes Road and construct associated required parking on the associated parcel at 340 Barnes Road, as shown on plans entitled “Prepared for Rowland Technologies, Inc., 320 Barnes Road, Wallingford, CT”, dated 12/31/18, revised to 2/7/19, prepared by Connecticut Consulting Engineers, LLC., subject to:

- 1. Approval by the Town Engineer of the site lines on the east driveway**
- 2. Review and approve lighting plan by the Town Planner**
- 3. Review and approve the landscaping plan by the Town Planner**
- 4. Comments from Water and Sewer Divisions dated Feb. 1, 2019**
- 5. Dept. of Health memo dated Jan. 11, 2019**
- 6. Comments 1 of the Town Planning dated Jan. 31, 2019**
- 7. Final S&E bond to be determined based upon final plans**

Mr. Kohan: Second

Vote: Kohan-yes; Fitzsimmons – yes; Venoit – yes; Matarazzo – yes; Chair Seichter - yes

PUBLIC HEARINGS

3. Zoning Regulation Amendment (Moratorium Extension – Electronic Message Signs)/Planning and Zoning Commission/Section 6.9G - #901-19

Mr. Matarazzo read the Legal Notice and noted all correspondence for the record: Inter-Departmental Referral received Jan. 18, 2019 from the Dept. of Health; Application for Zoning Regulation Change dated 1/8/19 from the Planning & Zoning Dept.

Ms. Hand noted this moratorium was extended a few times. She said the moratorium is on LED signs, electronic message boards and electronic signs. She said there have been some concerns and complaints regarding brightness. Ms. Hand noted the current Regulation prohibits flashing and moving of any signs, so any signs installed under current Regulations, prior to the moratorium, are allowed to change messages, but should not be flashing, blinking, having fireworks, etc. She said this is an enforcement issue, but noted there is no restriction in terms of brightness so the PZC decided to hold a moratorium in order to discuss further what conditions to allow electronic signage. Ms. Hand said the next step would be to schedule a workshop possibly in March for further discussion. She said this would be a six-month extension. Mr. Kohan said he was in favor of extending the moratorium and noted he saw a few new LED/electronic message signs recently. Ms. Hand noted that any LED and electronic message signs that were installed during the moratorium are in violation and need to come down. She pointed out these type of signs on Woodhouse Avenue and on N. Colony blinking and moving. Ms. Hand said the sign

owners will be notified of the violation. Chair Seichter apologized for people who were interested in putting up signs for not getting this done quickly because of unforeseen circumstances. He said the PZC would be in favor of having a workshop to discuss these signs, possibly in March.

Public Comment – None

Chair Seichter entertained a motion to close the Public Hearing.

Mr. Venoit: Motion to close the Public Hearing at 8:20 p.m.

Mr. Fitzsimmons: Second

Vote: Unanimous

Chair Seichter entertained a motion on the application

Mr. Venoit: Motion to approve Application 901-19: A Zoning Regulation Amendment (Section 6.9.G) for the Wallingford Planning and Zoning Commission, to extend the previously approved moratorium on the issuance/allowance of LED or Electronic signage for a third time and by an additional six months, such that the moratorium shall be extended to August 17, 2019, in order to allow the Commission additional time to pursue appropriate regulation of such signage, as proposed in the subject application, because:

Subject to:

- 1. Moratorium extension to be effective upon the expiration date (February 17, 2019) of the existing moratorium extension**

Mr. Fitzsimmons: Second

Vote: Kohan – yes; Fitzsimmons – yes; Venoit – yes; Matarazzo – yes; Chair Seichter – yes

EXTENSIONS

7. Special Permit/Meriden Markham Airport/Hanover Street (Evansville Avenue, Meriden) - #413-16

Ms. Hand explained there was an approval in 2006 for additional tie downs and some additional hangars at the airport. She said because of the change of statute during the economic slowdown in the 2008 time period, the State extended the statutory time period for PZC approval so this fell within this period. She said applications approved around this time period get a nine year period and up to five years in extensions so this application is the last extension and have the opportunity for one more extension which they are requesting through July 10, 2020.

Chair Seichter entertained a motion.

Mr. Venoit: Motion to approve #413-16, Special Permit for Meriden Markham Airport/Hanover Street (Evansville Ave, Meriden), an extension through July 10, 2020

Mr. Fitzsimmons: Second

Vote: Kohan –yes; Fitzsimmons – yes; Venoit – yes; Matarazzo –yes; Chair Seichter – yes

Extension granted

BOND RELEASES AND REDUCTIONS

8. Site Plan/I am the Walrus, LLC (Tractor Supply)/801 North Colony Road - #203-18

9. Site Plan/Fed-Ex Ground/29 Toelles Road - #220-16

Ms. Hand said she didn't have the opportunity to complete the full inspection for both of these applications and input is still needed from the Engineering Dept. Chair Seichter asked about #8 noting the S&E controls are still in place but noticed a lot of downed trees on the bank. He said before the bond is released, this should be addressed. Ms. Hand said during the heavy rain there was a washout and noted the Environmental Planner had some items that still needed to be addressed.

Ms. Hand requested the PZC waiver Rule #5 to discuss a potential application for 340 Washington Street which is the old Senior Center Building which is partially occupied by SCOW (Spanish Community of Wallingford),and was partially occupied by the Police Dept. for storage.

Chair Seichter entertained a motion to waive Rule #5 to discuss a potential application for 340 Washington Street.

Mr. Venoit: Motion to waive Rule #5

Mr. Fitzsimmons: Second

Vote: Unanimous

Ms. Hand noted that when the new Senior Center building was approved under a Special Permit as a recreational facility in an industrial zone, there was some contemplation about what the intention for the remaining building would be. She said there was some discussion the building would be used for storage which it partially is, but also it is partially occupied by SCOW for a number of years. Ms. Hand said there is a proposal to use the portion for storage to be used by the STEM Academy and SCOW. She said these uses would fall under the educational/philanthropic use and/or under government uses which are both permitted uses in this zone and don't require a Special Permit.

Ms. Hand said she spoke to Henry McCully, Director of Public Works and the SCOW Acting-Director. She said she wanted to ask about the potential impact to parking noting she looked back at the old parking when the Senior Center was approved, noting there was an expansion of parking done onto the CT

Natural Gas Property, so they are currently well above the required parking for the Senior Center. Ms. Hand said the current proposal would not intensify the use but just renovate and make it more usable for SCOW and the STEM Academy. Ms. Hand said she believed this was appropriate for an Administrative Approval because this was a Change of Use within a permitted building which is by-right uses, not Special Permits. She said the Regulations already require on-site parking so if there were issues with parking, this would have to be addressed. Ms. Hand noted there is a building being demolished which would create an opportunity for additional parking moving forward.

Chair Seichter said he didn't believe there was any objection by the PZC for an Administrative Approval. He noted there has to be additional information obtained.

REPORTS OF OFFICERS AND STAFF

10. Annual Report

Ms. Hand said this is a draft and looked to the PZC for errors or changes. She said she included this year, information on approved and applied for square footage because there is a significant difference. Chair Seichter noted on page 3, Item #E, the two items that didn't go through, there should be clarification with Bristol-Myers Squibb that the application was denied in 2019, not in 2018.

Chair Seichter entertained a motion.

Mr. Venoit: Motion to approve the Annual Report as amended

Mr. Fitzsimmons: Second

Vote: Unanimous

11. Election of Officers

Ms. Hand noted all five regular PZC members were present and that Election of Officers could take place.

Chair Seichter asked for nominations for Chair of the PZC

Mr. Venoit: Motion to nominate James Seichter as Chair of the PZC

Mr. Fitzsimmons: Second

No other nominations for Chair – nominations closed.

Vote: Kohan – yes; Fitzsimmons – yes; Venoit –yes; Matarazzo- yes; Chair Seichter - yes

Chair Seichter entertained nominations for Vice-Chair of the PZC

Mr. Matarazzo – Motion to nominate J.P. Venoit for Vice-Chair

Mr. Fitzsimmons: Second

No other nominations for Vice-Chair. Nominations closed

Vote: Kohan – yes; Fitzsimmons – yes; Venoit –yes; Matarazzo – yes; Chair Seichter – yes

Chair Seichter entertained nominations for Secretary of the PZC

Mr. Venoit – Motion to nominate Rocco Matarazzo for PZC Secretary

Mr. Fitzsimmons: Second

No other nominations – Nominations closed

Vote: Kohan – yes; Fitzsimmons – yes; Venoit – yes; Matarazzo – yes; Chair Seichter - yes

12. Administrative Approvals

- a. Survey Waiver/D. DeChello/316 Highland Avenue
- b. Change of Use/Cheryl's Hair & Nails/185 Center Street - #301-19

No questions from the PZC

13. ZBA Decisions of January 22, 2019

Ms. Hand said the one application was postponed to the February 19 ZBA meeting.

14. ZBA Notice for February 19, 2019

Ms. Hand said this is for 4 Miles Drive which is an undersized lot in the I-5 zone. She said this is a variance application to potentially allow a hotel at 4 Miles Drive which is a permitted use in the zone. She said this is a rear lot and noted the lots in the area were previously approved under a sub-division under the previous zoning regulations several years ago and there were variances granted which allowed some of the lots to be merged. She said the old variance would have allowed an office building and now the plan is to construct a hotel which appears to be compliant with the zoning regulations except for the front landscaping requirement variance request. She noted the lot is undersized.

15. Zoning Enforcement Log

Chair Seichter asked about the Fireplace Store with all the parked on this site and asked if there has been a citation issued. Ms. Hand said she would check with the Zoning Enforcement Officer. Chair Seichter noted this has been ongoing for some time and there have been issues with other car dealers.

Ms. Hand noted the registration information in the Commissioner's packets for the CT Federation of Planning and Zoning Agencies Annual Conference. She said there is money in the budget for any Commissioner who would like to attend. Ms. Hand also mentioned an upcoming CT Land Use Law for

Municipal Land Use Agencies, Boards and Commissions Conference on Saturday March 23, from 8:30 a.m. to 4:30 p.m. at Wesleyan University. Chair Seichter asked for extra brochures for the Commission members. Ms. Hand also spoke about scheduling workshops to discuss the electronic message boards and to potentially conduct a workshop with the ZBA. She said the next phase for the POCD recommendations and the train station and town center area, would be to look at the Incentive Housing Zone and Transit Oriented District (TOD). Chair Seichter said he would be in favor of the first workshop being conducted to discuss the electronic signage. He asked Ms. Hand to provide the PZC for suggestions regarding the IHZ, noting the PZC may want to look at increasing the number of residential units as well as the Transit Oriented District.

The Commission agreed on a tentative date of March 18. Chair Seichter noted there needs to be another meeting of the POCD Implementation Committee and asked Ms. Hand to contact the members to possibly schedule a meeting in March or early April.

ADJOURNMENT

Mr. Venoit made a motion to adjourn the Meeting at 8:43 p.m. Mr. Fitzsimmons seconded the motion which passed unanimously,

Respectfully submitted,

Cynthia A. Kleist

Recording Secretary