

ACTION MINUTES
Wallingford Planning & Zoning Commission Meeting
Monday, September 9, 2019

Present: Regular Members: Fitzsimmons; Kohan; Venoit; Chairman Seichter
Alternates: Hine; Allinson
Staff: Ms. Kacie Hand, Town Planner
Absent: Regular Member: Matarazzo and Alternate: Menard

Approval of Minutes: Minutes of August 12, 2019

Motion to Approve Minutes as submitted: J. Kohan Second: J. Fitzsimmons

Vote: Unanimous to approve

Chairman Seichter noted that the following applications would not be heard at tonight's meeting but anticipated that all will be heard at the October 16 meeting of the PZC.

- | | | |
|----|--|---------|
| 1. | Special Permit/Ortega-KLASCHOOLS/3 Technology Drive | #405-19 |
| 4. | Special Permit/Benchmark Land Development/988 East Center Street | #411-19 |
| 5. | Special Permit/H. Goodmaster & Son/53 North Plains Industrial Road | #412-19 |
| 6. | Special Permit/E.J. Electric/53 North Plains Industrial Road | #413-19 |
| 8. | Site Plan/Sterling Estates/3 Sterling Drive | #224-19 |
| 9. | Site Plan/M. Rocha (Dunkin' Donuts)/682 South Colony Road | #227-19 |

- 1. SPECIAL PERMIT REVISION (auto sales, detailing, repair)/443 North Colony Street, LLC and 18 Duncan Street, LLC #409-19**

All correspondence noted by Commissioner Fitzsimmons.

Chairman Seichter asks Alternate Allinson to sit in for (vote) Commissioner Matarazzo.

Motion: To approve Application #409-19, Special Permit Revision, auto sales, detailing and repair, 443 North Colony Street, LLC and 18 Duncan Street, LLC, 475 North Colony and 18 Duncan Streets as shown on Site Plan dated November 4, 2004, subject to the following conditions of approval:

- 1. Memo from Erik Krueger (Water & Sewer Divisions) dated September 6, 2019.**
- 2. Letter from Kacie Hand to Applicant dated August 23, 2019.**
- 3. Attorney Dennis Ceneviva's response to Ms. Hands 8/23 letter, dated September 3, 2019.**

Motion: J.P. Venoit Second: Jeffrey Kohan

Vote: Unanimous to approve

- 2. Special Permit (auto dealer vehicle storage)/SABRE SPIRIT, LLC/674 North Colony Road #410-19**
Commissioner Fitzsimmons noted all correspondence for the record.

Motion: To approve Application #410-19, Auto dealer, vehicle storage only for SABRE SPIRIT, LLC to allow vehicle storage only in association with an approved automobile repair/dealer in Wallingford as shown on plans entitled, Fulton Forbes, Inc. a.k.a 680.684 North Colony Road, U.S. Route 5, Wallingford, CT dated May 29, 2019, revised to 8/27/2019, subject to:

- 1. Adherence to a memo from Erik Krueger, Wallingford Water & Sewer Divisions dated 8/30/19.**
- 2. Satisfy comments from Kacie Hand, Town Planner, dated 8/16/19, with associated response from Attorney Dennis Ceneviva dated 9/3/19 and e-mailed from Rosalind Page, dated 9/4/19.**
- 3. Bond to be determined upon submittal of final plans.**

4. Vehicles are only to be driven individually onto site only; no deliveries will be permitted to site via car-carrier or other large trucks.
5. No repairs or sales to occur on-site.
6. Facility may only be used for storage of vehicles that are affiliated with, owned by, or awaiting repair by an approved and State licensed auto dealership and repair facility located within the Town of Wallingford.
7. The interconnection to remain between 674 North Colony and subject site; to be filed on Land Records.
8. No more than 20 vehicle trips to be transitioned from storage area to dealership per day.

Motion: J.P. Venoit **Second:** Jeffrey Kohan

Vote: Fitzsimmons, yes; Kohan, yes; Allinson, yes; Venoit, yes; Seichter, yes

3. **Site Plan (retail/mfg.)/M. Galarraga (New England Cider) 110 North Plains Industrial Road #220-19**

Commissioner Fitzsimmons noted all correspondence for the record.

Motion: To approve Application #220-19 Site Plan Application for M. Galarraga (New England Cider) to allow expansion of the existing manufacturing space, cidery and associated bar, tavern, tasting room and associated site and parking improvements as shown on plans entitled “Proposed Parking Lot Expansion, 110 North Plains Industrial Road, Wallingford, CT dated June 6, 2019, updated to September 4, 2019”, subject to:

1. Adherence to memo from Erik Krueger, dated 7-3-19.
2. Eliminating parking spaces and curb cut as discussed tonight.
3. Agreement to memo from Kacie Hand, Town Planner, dated 8-19-19.
4. Agreement to Health Department memo dated 6-10-19.
5. Adherence to State Stormwater Management Report dated 6-5-19.
6. Adherence to Fire Marshal’s memo dated 6-10-19.
7. All items stored in the parking lot or elsewhere on the property, including in front of the building, must be entirely removed prior to the approval becoming valid or commencement of any work on site; removal to be verified by the Town Planner.
8. The floor plans be updated to reflect dimensions and gross square footage of all use areas in the building.
9. The site plan be updated to reflect the entire square footage of the building; floor plans and site plans to be consistent and compliant.
10. Required information be submitted and approved by the Town Planner and subsequently depicted on final plans prior to approval becoming valid of any work.
11. Subject landscaping design information for landscape buffer along the front of the building patio area to be submitted and approved by the Town Planner.
12. Snow storage area to be depicted on the final plans.
13. Sedimentation and Erosion control bond to be determined by the Town Planner.

Motion: J.P. Venoit **Second:** Jeffrey Kohan

Vote: Fitzsimmons, Yes; Kohan, Yes; Allinson, Yes; Venoit, Yes; Seichter, Yes

- Site Plan (modification to ADA parking)/C. Kayrou/984 North Colony Road (Bowlero – Wallingford Lanes) #228-19**

Mr. Fitzsimmons noted all correspondence for the record.

Motion: To approve Application #228-19, Site Plan for Kayrou to allow modifications to current plans to relocate handicap accessible spaces in order to achieve compliance with current ADA requirements as shown on plans entitled “Bowlero Wallingford Lanes, 984 North Colony Road, Wallingford, CT 06492, dated----- Revised to 8-29-29”, subject to:

1. Approval of DOT, they will not need approval (or sign-off from D.O.T. that they will not need approval).

Vote: Kohan, Yes; Fitzsimmons, Yes; Allinson, Yes; Venoit, Yes; Seichter, Yes