

Wallingford Planning & Zoning Commission
Monday, August 8, 2022
7:00pm
Robert F. Parisi Council Chambers – Town Hall
MINUTES

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

Pledge of Allegiance was recited by all.

Roll Call: Present: James Seichter, Chairman; JP Venoit, Vice-Chair; James Fitzsimmons, Regular Member; Jeffrey Kohan, Regular Member; James Hine, Alternate; David Parent, Alternate; Kevin Pagini, Town Planner.

Chairman Seichter asked Commissioner Parent to vote in place of Commissioner Allinson.

Consideration of Minutes – July 11, 2022, Meeting

Commissioner Venoit: Motion to approve the minutes of July 11, 2022, Meeting of the Wallingford Planning and Zoning Commission as presented.

Commissioner Fitzsimmons: Second

Vote: Unanimous to approve.

NEW BUSINESS

1. **Site Plan (Police Headquarters)/Jacunski Humes Architects/100 Barnes Road #215-22**
2022, from the Deputy Fire Marshal; correspondence dated July 22, 2022, from Kevin Pagini, Town Planner to Jacunski Humes Architects; Interoffice Memorandum received July 29, 2022, from Scott Shipman, Junior Engineer, to Kevin Pagini, Town Planner; Memorandum dated July 29, 2022, from Erin O’Hare, Environmental Planner to Kevin Pagini, Town Planner; and correspondence received August 4, 2022, from Brian Humes, Jacunski Humes Architects to Kevin Pagini, Town Planner.

Brian Humes of Jacunski Humes Architects, Berlin, explained that they were hired by the Town for the design and permitting for the project for the new Police Headquarters. He stated that he is working with the Town Building Committee and the Town Engineer, Alison Kapushinski, who is chairing the committee, and the Police staff including Chief Ventura and Deputy Chief DeMaio. Downs Construction has been hired as the construction manager. Christopher Juliano of Juliano Associates is the civil engineer and site planner on the project. For this evening, the renovations and addition are being discussed. Mr. Hume noted that the Police Department requested that the drawings of the new facility, specifically the floor plans, be kept confidential for the safety of the personnel.

Mr. Pagini replied that he was not aware of this request and is not sure how it will impact FOI. Since it is for the safety of the staff, public queries could go through the Town.

Chairman Seichter noted that the Law Department may need to be consulted as the submitted drawings are part of the public record. He added that he understands the sensitive nature. Mr. Hume stated that he will describe the development tonight and go through the proposal as that is not confidential. He noted that the plans for the facility won't have room names to protect personnel. Chairman Seichter asked if a member of the public could ask to view the plans in the office. Mr. Pagini replied yes unless he receives instructions to the contrary. Mr. Hume stated that his client understands the land use permitting requirements and has no objection to public requests to see the drawings in the planning office. He added that this is not an unusual request. He asked that the drawings not be disseminated further. He acknowledged that they are public documents.

Chairman Seichter suggested continuing the application to the September meeting and getting an opinion from the Corporation Counsel.

Following discussion amongst the Building Committee members, it was determined that the drawing of the site could be displayed and Mr. Hume continued his presentation.

Mr. Hume explained that the property was purchased by the Town for this purpose and the existing building is 41,066 sq. ft. The proposal is to add 2,918 sq. ft. of new construction. The south side of the main building faces Barnes Road. One of the additions would be on the south for an identifiable public entry and one to the north for the new Sally Port (secure garage). The public entry will pay respect to the former armory building and will have towers and a canopy over the door. There will be lettering on the building to identify this as the main entrance. Two new buildings are proposed to the east, a Firearms Training Center and a Traffic Maintenance and Storage Outbuilding. Each is one story tall. The firearms training center will be 4,124 sq. ft., 14 ft high at its highest point, and will be constructed into the slope. It will be a live fire range and a simulated training area for firearms use and firearms proficiency for the department. With acoustical controls, it will not exceed decibel levels at the perimeters. The front which faces the parking lot will be masonry. The Traffic Maintenance and Storage Outbuilding will be 5,602 sq. ft. made of pre-engineered metal and used to support the traffic maintenance shop and storage of specialty vehicles and specialty equipment. It will also be built into the slope and the highest point will be 27 ft at the exposed face to the west. Mr. Hume added that there is also a proposed carport canopy structure that covers the 30 fleet vehicles. This is just outside the staff entry to the east side. There is a proposal for EV charging stations there as well, when or if the Department switches to electric vehicles. He noted that they are increasing the impervious areas mostly due to the new buildings and they have received approval from Inland Wetlands and Watercourses Commission as of July 27th. Mr. Hume explained that they are keeping the two curb cuts. The one to the west will be the public entrance and the road sign will be close to it. The public entrance will also have bollard lighting, a planter, and two flag poles. There will be 5 handicapped parking spaces and two spaces for public EV charging. There will also be a dedicated space in the public area for internet exchange that will have lighting and camera surveillance. He noted the dumpster pad near the existing

loading dock. On the public side is a fenced enclosure for an emergency generator, a planned communication tower, and a pad-mounted transformer. The second curb cut will be for staff and fleet vehicles and will have access control gates. They will do new paving and striping. A new detention basin will be installed for the increased runoff. A vehicle storage area for impound and evidence will be adjacent to another proposed emergency generator. This proposed generator will only be needed if they go to EV vehicles for the fleet. The Department feels there is adequate parking. He stated that the site lighting plan was submitted. He added that they have responded to the July 21st review comments from the Town Planner and resubmitted drawings.

Commissioner Kohan asked about the firing range and stated concern about the noise. He asked what hours it would be used. Mr. Hume replied that the hours of operation are up to the town. There currently is no firing range in town. He stated that he has experience with municipal ranges and they use to design and construction types such as masonry and concrete to deaden sound. He noted that the only noise concern might be the mechanical units used to provide airflow through the firing range. There are filter boxes that use high-velocity airflow within the range. The unit needs to run while the range is being used, so the officers are safe from lead contamination. He stated that they will bring decibel levels down to the sound of air conditioning which is within the noise ordinances. He can't commit to zero noise but it will be mechanical noise that can be dampened. The percussive noise won't be a problem due to the construction design. He stated that they have acoustical consultants involved.

Commissioner Kohan asked if assault rifles will be used in the firing range. Mr. Hume replied that the length is the certification for handguns, 75 ft., though the backstop is rated for any ballistic level. The range was requested by the Department because it is difficult to get firearm proficiency certification and training. The Police Department and Building Committee understand these concerns.

William Wright, 510 North Main Street, Retired Chief and member of the Steering Committee, stated that range space is difficult to find and getting harder as ranges close. Officers need to qualify for firearms proficiency twice a year. The Department has rented space in the past. This will allow officers to improve their efficiency as well as provide the ability for tactical movement. He added that he can't speak to whether high-powered weaponry will be used, but he doubts it.

Commissioner Kohan asked if the facility would be for the exclusive use of the Town. Mr. Hume said that is a decision for the town. He added that the range wouldn't be used every day by the Town. Commissioner Kohan asked about the effect of area rush hour traffic on the ability of the Department to respond to calls. Mr. Hume noted that, unlike Fire Stations, emergency response is usually from patrol vehicles. The building will be a low-traffic generator. The most traffic activity will be during shift change.

Commissioner Kohan asked if the vehicle storage area will be visible from Barnes Road. Mr. Juliano replied that there are two buildings in front of it and it is cut into the hill at the back of the site. The neighbors will look over the top of it. It will be screened by a chain link fence with slats according to requirements.

Commissioner Fitzsimmons stated that he supports the Police Department. He asked about fencing other than for the vehicle impound facility. Mr. Hume replied that there will be fencing around the generator near the public parking. Commissioner Fitzsimmons suggested that the draft motion not include the name of the architectural firm and just list the Town as the property owner to make the motion clear.

Commissioner Hine asked about signage for the two entrances. Mr. Hume replied that the staff entry will have the access gates obstructing the lanes as well as the “Do Not Enter, Authorized Vehicles Only” signage. The public entrance will have a road sign and the new entry will be visible. There will be lettering on the building that is visible from the road. In addition down lighting from the canopy to the sidewalk and bollard lights for the walkway entrance. He stated that no planned sign specifically says public entrance. Commissioner Hine asked about lead waste escaping the training facility. Mr. Hume replied that spent ammunition will be contained inside the building and routine maintenance will keep it clean. Lead dust is filtered by the exhaust system through mechanical filtration through filter boxes using HEPA filters and multiple stages. The filtered air is sent back into the building. There are gauges on the filter boxes and they will shut down when they need to be maintained. The expectation is for annual maintenance. Commissioner Hine stated that he is in favor of the project as it provides the Police Department with the things they need. He added that the questions they have been asking are basic questions they would ask of any applicant and he didn’t think the Commission has received the details that would normally be expected.

Chairman Seichter stated that he supports the project. Regarding the training facility, he stated that the Police Department will have to comply with noise ordinances. He expects that there will be ways to fix it if it becomes an issue. He stated that he is not concerned with it being used by other Police Departments as long as it is operating within the noise and environmental regulations. He stated that he is comfortable with what was presented.

Public Comment – none

Commissioner Kohan stated that he is in favor of the project but stated that he didn’t feel he received definitive answers to his questions. He would like to know the hours of operation of the firing range and if other towns would be using it. He would also like to know if assault rifles will be used in it. He also noted that the noise ordinance has been ineffective. He asked if the Commission could get answers to these questions.

Commissioner Fitzsimmons stated that he doesn’t disagree with these concerns, but the bulk of the application is not about the firearms training facility. He suggested approving the application without the firearms training facility until the Commission can get more information. He stated that he is in favor of the building itself but doesn’t disagree with getting clarification for the firing range He acknowledged that these questions are up to the Police Department.

Commissioner Kohan stated that he is okay with the range as long as the noise is controlled. His main issue is the potential for the use of assault weapons. Mr. Hume replied that they can control the noise that exits the building with design and acoustical controls. He noted that the facility would not be for public or non-municipal use. Commissioner Kohan noted that the range is a critical piece of the project and he is okay with keeping it. He would like answers to his questions and would like to see a restriction on the use of assault weapons.

Chairman Seichter stated that he appreciates the concerns but knows of indoor ranges where noise is not an issue. He is prepared to move forward with this application.

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

Commissioner Venoit: Motion to approve application #215-22 Site Plan approval request for the Town of Wallingford to construct two new buildings and a vehicle storage area for a new Police Headquarters at an existing facility previously used as an office on plans entitled “Additions and Renovations to 100 Barnes Road” dated 7/8/2022 and revised to 8/3/2022, subject to the following conditions:

- 1. Comments from Scott Shipman, Junior Engineer, Water & Sewer Division dated 7/28/2022;**
- 2. Comments from Town Planner dated 7/21/2022;**
- 3. Interoffice memorandum from Erin O’Hare, Environmental Planner, dated 7/29/2022;**
- 4. Comments from the Fire Marshal’s office dated 7/21/2022; and**
- 5. Six (6) copies of the approved, final plans forwarded to the Planning and Zoning Office.**

Commissioner Fitzsimmons: Second

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

- 2. Site Plan Revision (Tank Farm)/A. Vorsteveld for BYK-Chemie/524 South Cherry St. #216-22**
Commissioner Parent noted the correspondence for the record. Inter-Departmental Referral received July 21, 2022, from the Deputy Fire Marshal; Inter-Departmental Referral received July 25, 2022, from the Town Engineer; Inter-Departmental Referral received July 11, 2022, from the Junior Engineer; and email with attached specifications received August 2, 2022, from Brian Phillips, Senior Project Engineer, Langan Engineering to Kevin Pagani, Town Planner.

Brian Phillips, P.E., Senior Project Engineer, Langan Engineering, explained that the BYK property is bordered by South Cherry Street and Dudley Avenue. The proposed tank farm is located between two existing buildings and an existing tank farm in an area currently made up of driveways and impervious surfaces. The proposal is for a 4,700 sq. ft. enclosure with up to 20 tanks that hold raw materials. There will be a roof and a 3 ft high containment wall. He reported that they have received a variance for the side yard due to the side yard encroachment of the roof overhang. The roof is to protect the vehicles

while filling and unloading the tanks. They will also do minor ancillary site improvements including repaving. He stated that all the roof drainage will go underground to existing catch basins.

Mr. Pagini stated that all his questions have been answered and that they met all the requirements. He noted that the Fire Marshal requested the tank specifications.

Commissioner Kohan referred to the letter to Mr. Pagini on August 2nd and asked about the tank design being 'nearly identical'. Anton Vorsteveld, Project Engineer, BYK USA, replied that primarily the difference is the orientation of the nozzles.

Public comment - none

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

Commissioner Venoit: Motion to approve application #216-22 524 Site Plan approval request for BYK USA Inc. to construct a new tank farm at an existing facility on plans entitled "Above Ground Tanks Farm Expansion" dated 7/8/2022, subject to the following conditions:

- 1. Comments from the Fire Marshal's office dated 7/21/2022;**
- 2. An erosion and sedimentation control bond in the amount of \$4,500.00; and**
- 3. Six (6) copies of the approved, final plans forwarded to the Planning and Zoning Office.**

Commissioner Fitzsimmons: Second

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

3. Change of Use (upper stories office to residential)/ground floor office to commercial/Yalesville Management/43 Hall Avenue #310-22

Commissioner Parent noted the correspondence for the record. Memo received July 13, 2022, from the Fire Marshal to Mr. Pagini; Inter-Departmental Referral received July 25, 2022, from the Town Engineer; Interoffice Memorandum received July 27, 2022, from Scott Shipman, Junior Engineer, Water & Sewer Divisions to Kevin Pagini, Town Planner; and Inter-Departmental Referral received August 5, 2022, from the Environmental Planner.

Carl Kieslich, Property Manager, Yalesville Management, and Sam Gardner, Architect, 390 Ridgefield Road, Wilton presented. Mr. Gardner explained that the existing commercial building has three stories and a basement. The application proposes converting it to 12 apartments using all 4 levels. In discussion with the Town Planner, they found that they would need a special permit to use the basement. The apartments are as of right, but the basement should be a separate special permit.

Chairman Seichter noted that the most they can have on the property in this zone is 9 apartments so there is no point in applying for a special permit. Mr. Gardner stated that he understands that and that the density calculation will be changing in the future. He agreed to remove the basement apartments from the proposal.

Commissioner Fitzsimmons asked for clarification on how many apartments are being proposed tonight. Mr. Gardner replied that originally it was 12 but the three in the basement have been removed, so they are requesting 9 apartments under the site plan. Commissioner Fitzsimmons asked about fencing and screening due to the industrial property next door. Mr. Kieslich replied that landscaping plans include arborvitae and on the Hall Avenue side they will be adding flowering trees and flower beds. Commissioner Fitzsimmons asked about signage and if parking is adequate. Mr. Kieslich replied that they will keep the name of the building as it is a historic building and will restore it. He's not certain where the sign will go. He stated that parking is adequate for the handicapped. Mr. Kieslich noted that there is a ramp that they have no plans to remove and there is an elevator. Commissioner Fitzsimmons asked if they will be at market rate. Mr. Kieslich replied either market rate or short-term rental.

Chairman Seichter pointed out some inconsistencies in the site plans. In A2 apartment 6 has no kitchen while it does on A5 & 6 and the second studio apartment has two kitchens. He asked for the site plans to be corrected.

Public comment - none

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

Commissioner Venoit: Motion to approve application #310-22 Change of Use request for Yalesville Management LLC to convert an office building to a residential/commercial mixed-use with 9 residential units with the below ground units eliminated, on plans entitled "Hall Avenue Apartments" dated 6/28/2022, subject to the following conditions:

- 1. Comments from Scott Shipman, Junior Engineer, Water & Sewer Divisions, dated 7/27/2022;**
- 2. Comments from the Fire Marshal's office dated 7/12/2022;**
- 3. That all future uses within this building are fully compliant with Section 4.26 of the Town of Wallingford Zoning Regulations;**
- 4. Six (6) copies of the approved, final plans forwarded to the Planning and Zoning Office; and**
- 5. Landscaping approved by Town Planner.**

Commissioner Fitzsimmons: Second

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

4. Site Plan (establishment of emergency access)/V. Di Natale/8-10 Wallace Avenue #217-22

Commissioner Parent noted the correspondence for the record. Memo received July 29, 2022, from Alison Kapushinski, Town Engineer, to Planning & Zoning Commission; map labeled '380-382 Center "Proposed" 'dated August 3, 2022; and a map labeled 'Site Plan of Di Natale Realty LLC' received August 4, 2022.

Vincenzo Di Natale, Di Natale Realty, 350 Center Street, explained that this application is to clarify the emergency access for the new construction in the rear at 350 Center Street. He distributed colored drawings with pre-existing conditions. Currently, there are two parking stalls. These were for the application approved for 8-10 Wallace Ave that was approved a couple of years ago. This application proposes to rotate the two spaces to facilitate emergency access to the rear parcel. He discussed with zoning and engineering the reduction to one space for 8-10 Wallace with true maneuverability. The existing area for parking is non-conforming. He explained how they will make one conforming space with fire access.

Chairman Seichter asked if this affects the 2 units and 2 parking spaces regulation. Mr. Pagini replied that this property falls under pre-existing uses under the other application. This doesn't take away from the required parking for that site because it was already not adequate. Mr. Di Natale stated that when the town made improvements to Wallace Avenue, they created a wide driveway apron. He is comfortable because it creates pedestrian-friendly access to the parcel and eliminates parking that doesn't conform. He stated that the building at 8-10 Wallace was three units residential and it was rebuilt to 2 units.

Chairman Seichter asked if Mr. Pagini felt comfortable that reducing the number of parking spaces would still conform to regulations. Mr. Pagini replied yes, it conforms to regulations.

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

Commissioner Venoit: Motion to approve application #217-22 Site Plan revision request to remove a parking space for emergency access onto an adjacent property as shown on plans entitled "Site Plan Land of Di Natale Realty, LLC 382-384 Center Street 810 Wallace Avenue" dated 8/4/2022, subject to the following conditions:

- 1. Comments from Alison Kapushinski, Town Engineer, dated 7/29/2022; and**
- 2. Six (6) copies of the approved, final plans forwarded to the Planning and Zoning office.**

Commissioner Fitzsimmons: Second

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

CGS §8-24

5. Sale of a portion of 43 Wallace Avenue (2,605 sq. ft.)

Commissioner Parent noted the correspondence for the record. Email dated August 1, 2022, from Wallingford Law Department to Kevin Pagini including a map; correspondence received August 3, 2022, from Mayor William Dickinson to Wallingford Planning and Zoning Commission with the agreement and maps from the Corporation Counsel.

Mr. Pagini explained that the portion of the property at 43 Wallace Avenue is 2,605 sq. ft. and is currently not a conforming building lot. It lies between 25 Wallace Avenue and 65 North Main Street. The town is interested in selling it to Wallace Realty to be merged into 25 Wallace Ave. This will be stated in the deed. Wallace Realty will transfer a portion of the property to the Church as the Church's staircase and oil tank encroach onto the property.

Commissioner Venoit: Motion to recommend to the Wallingford Town Council, for the sale of a portion of 43 Wallace Avenue (2,605 sq. ft.) as shown on the map dated July 16, 2022, entitled "Map Showing Land to be Conveyed to Wallace Realty, Inc. From Town of Wallingford".

Commissioner Fitzsimmons: Second

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

DISCUSSION

6. Town Center & Incentive Housing Zones/Town Planner

Mr. Pagini pointed out the maps showing the new Incentive Housing Zone Sub-districts with a High-Density Downtown Core encompassing roughly 7.2 acres with 50 units per acre. The rest of the district will stay the same from a density standpoint. For the market rate, there is a sub-district of the Town Center Zone, Section 4.26, and it is 40 units per acre. He highlighted the changes in the text amendment. He noted that he would like to put the maps in the Zoning Regulations as Appendix A and Appendix B. He reviewed the changes in the proposed Text Amendment for Town Center Zone Section 4.26 that creates the high-density sub-district that would consist of 20 parcels, which is 7.2 acres. Changes included that units shall not be located on any first floor, but residential amenities shall be allowed on the first floor. It would allow a mix of uses with retail and residential amenities. He added the High-Density Downtown Core Sub-district. The Higher Density Downtown Core that's a mixed-use development at a maximum density of 50 dwelling units per acre has the same language about residential amenities. He added the residential amenities to North Cherry Street. He stated that he plans to submit the text amendment for approval at the September meeting. He noted that the Incentive Housing Zone has to go to the State Commissioner of Housing.

Commissioner Hine noted that the proposed wording sets out how many parcels and buildings are in these sub-districts and asked if we need to describe it that way. Mr. Pagini said that if it's agreeable, he will remove that language. He doesn't know why it was done that way originally.

Chairman Seichter agreed and suggested referencing the maps instead.

Commissioner Fitzsimmons stated that this is excellent work. He asked what the "Public Transportation" use item on the last page above number 3 is for. It also falls under E.1.b., E.2.b and E.3.b. Mr. Pagini replied that it is in the original text and doesn't know. Commissioner Fitzsimmons stated that it needs clarification or removal. Chairman Seichter agreed with striking it in all three places in the regulation. Commissioner Fitzsimmons suggested a different name than "Higher Density Downtown Core". Mr. Pagini agreed to come up with some suggestions.

Commissioner Parent pointed out a typo in D.3.B, North Cherry Street Sub-District, waling instead of walking.

Chairman Seichter asked if there are other areas in the incentive housing zone in the Town Center Zone that have a lower density than Market Rate (30 units). Mr. Pagini noted that the remaining Downtown Core needs to be changed as it currently allows a maximum of 26 units for incentive housing. Mr. Pagini asked for permission to change the density to 35 in those areas to provide an incentive. The consensus was yes to change to 35.

REPORTS OF OFFICERS AND STAFF

- 7. Administrative Approvals** noted as approved
 - a. Site Plan/B. Demmers/4 Laser Lane #214-22**
- 8. Fee Schedule Revision**

Mr. Pagini explained the revision that was left off the earlier version. The Change of Use fee if done administratively is still \$150 and if it gets put on the agenda it goes up to \$250.

Commissioner Venoit: Motion to approve the fee schedule for Change of Use if done administratively versus if on an agenda as presented to be effective Tuesday, August 9, 2022.

Commissioner Fitzsimmons: Second

Vote: Unanimous

- 9. ZBA Decisions of July 18, 2022, no questions**
- 10. No ZBA Meeting for August 2022.**

Mr. Pagini noted that the applicant for Choate may give a memo to the Planning & Zoning Commission next month to explain and give a visual representation of that project.

- 11. Zoning Enforcement Report**

Mr. Pagini reported that there has been significant progress with Iron Horse Equipment violations. They were pretty much cleaned up as of 5 days ago. Some fencing is still up and though he is not sure it is part of the violation; he will probably ask them to take it down anyway. Mr. Pagini reported that South CT Pallet Company has not responded to the cease-and-desist order. They are supposed to be providing a plan on how they will clean up. The diesel operation at 45 New Place Street should be resolved after the final inspection. He stated that they have reached out on dumpster violations.

Commissioner Parent commented on 422 South Elm Street with the basement apartment. There are a lot of people living in that house. Commissioner Parent stated that it is a safety hazard. Mr. Pagini reported that the owner is supposed to come in to apply for an accessory apartment. Mr. Pagini stated that he met with the homeowner who is aware of his options.

Chairman Seichter noted that at the last meeting, political signs were brought up. He noted that they still appear to be on Town property. He suggested making people aware of where political signs can and can't be placed. Mr. Pagini replied that according to the Law Department, we have no ability to regulate or enforce political signs. He will get that in writing.

Commissioner Kohan stated that he attended the State training on Housing Fairness but didn't understand why our Zoning Board of Appeals had to have that training. They did cite other cases where there were issues. Mr. Pagini replied that it was part of the litigation for the settlement for the Town. Commissioner Venoit noted that the judgment is public knowledge. They didn't explain why we had to attend. Mr. Pagini replied that he doesn't have any more information.

ADJOURNMENT

Commissioner Venoit: Motion to adjourn the August 8, 2022 meeting of the Wallingford Planning and Zoning Commission at 9:25 pm.

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

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary