

DRAFT ACTION MINUTES
Wallingford Planning and Zoning Commission Meeting
Monday, January 14, 2019

1. Special Permit (traffic generator)/Patel, Shield Hotels/1175 Barnes Road #401-19
(NO ACTION REQUESTED)

2. Special Permit (warehouse & offices)/5 Research Parkway Wallingford, LLC/5 Research Parkway #411-18
MOTION TO DENY: Fitzsimmons Second: Kohan
MOTION: Special Permit (traffic generation) for 5 Research Parkway Wallingford, LLC to allow two (2) warehouse/distribution buildings totaling 1,101,525 sq.ft. at 5 Research Parkway as shown on plans entitled "Permit Documents for Proposed Development, 5 Research Parkway, Wallingford, Connecticut based on the totality of the record move to deny because:
 - a. Information presented related to traffic, specifically;
 - b. Criteria for evaluating Special Permits, the appropriation for the location of use including the size and intensity of the proposed use; the existence of other uses of this are kind of characteristic in the neighborhood and the effect on said neighborhood. The capacity of adjacent streets to handle peak traffic loads and hazards created by the use and the obstruction of light or air or emission of noise, light, smoke, odor as cited in the appropriateness of location of use in the zoning book, in addition to all the comments that have been raised during the meetings.VOTE: Allinson – Yes to deny; Menard – No to deny; Kohan – Yes to deny; Fitzsimmons – Yes to deny; Matarazzo – Yes to deny

3. Site Plan (vehicle storage facility)/6 Research, LLC/6 Research Parkway #214-18
APPLICATION WITHDRAWN – to be discussed at February 11, 2019 PZC Meeting

4. **Site Plan (remodel of basement into clubhouse, construct 2 outdoor pavilions)/PNA/ #217-18**
171 North Plains Industrial Road
MOTION TO APPROVE: Fitzsimmons Second: Kohan
MOTION: Site Plan PNA to construct two (2) 1,500 sq.ft. outdoor pavilions (totaling 3,000 sq.ft.), change the use to allow use of the existing building and the outdoor property as both a club and an event facility, and make associated site improvements and parking expansion at 171 North Plains Industrial Road as shown on plans entitled "Site Development Plans for Proposed Pavilions and Parking Area Improvements, to serve Polish National Alliance Society, Inc., 171 North Plains Industrial Road with Access off North Plains Highway, Wallingford, Connecticut", prepared June 28, 2018, revised through January 3, 2019, subject to:
 - a. Comments of the Town Planner dated 1-9-19, with the removal of 3B.
 - b. Comments of the Senior Engineer of the Water & Sewer Divisions dated 11-8-18.
 - c. Posting of the S&E bond of \$5,200.00 as recommended by the Town Planner.VOTE: Kohan – Yes to approve; Fitzsimmons – Yes to approve; Matarazzo – Yes to approve; Allinson – Yes to approve; Seichter – Yes to approve