



Town of Wallingford, Connecticut

JAMES SEICHTER

CHAIRMAN-PLANNING & ZONING COMMISSION

KACIE A. COSTELLO, A.I.C.P.

TOWN PLANNER

WALLINGFORD TOWN HALL

45 SOUTH MAIN STREET

WALLINGFORD, CT 06492

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AGENDA

Wallingford Planning and Zoning Commission

Monday, August 12, 2019

7:00 p.m.

Room 315

Town Hall – 45 South Main Street

Call to Order

Pledge of Allegiance

Approval of Minutes – July 8, 2019

PUBLIC HEARINGS

1. Zoning Text Amendment/PZC/Modifications to Sec 6.9 to: 1) Define and prohibit digital signs #903-19 (a.k.a. electronic signs, electronic message boards, LED signs, etc.), except for a limited allowance for gas stations: 2) correct language in reference to temporary signs; 3) correct an incorrect Section reference
2. Special Permit (daycare facility)/Ortega-KLASCHOOLS/3 Technology Drive #405-19
(#405-19 -NO ACTION REQUESTED)
3. Special Permit (office/commercial, auto storage associated with motor vehicle repair and #406-19 Dealership)/J. Rubino, E.J. Electric/53 North Plains Industrial Road
(#406-19 - WITHDRAWN)

OLD BUSINESS

4. Site Plan (retail/mfg.)/M. Galarraga (New England Cider)/110 North Plains Industrial Road #220-19
(#220-19 – NO ACTION REQUESTED)

NEW BUSINESS

5. Site Plan (warehouse)/Sterling Estates, LLC/3 Sterling Drive #224-19
(#224-19 –NO ACTION REQUESTED)

8-24 REFERRAL

6. Beaumont Road - abandonment of minor portion of former right-of-way adjacent to 801 North Colony Road (Tractor Supply)

BOND RELEASES AND REDUCTIONS

7. Change of Use/Wallace Realty/24 (25) Wallace Avenue #312-17
8. Special Permit/LaRosa Construction/701 Center Street (Simpson Village) #404-06
9. Site Plan/Thurston Foods/30 Thurston Drive #213-14

DISCUSSION

10. Staffing
11. TOD/IHZ
 - a. Intern Presentation

REPORTS OF OFFICERS AND STAFF

12. Administrative Approvals
 - a. Site Plan/R. Voytek/226 North Plains Industrial Road #221-19
 - b. Change of Use/A. Jenkins/126 South Turnpike Road #309-19
 - c. Survey Waiver/B. Jachimczyk/107 Highland Avenue #809-19
 - d. Change of Use/Kostolitz (Yalesville Veterinary Hospital)/322 Church Street, Yalesville #311-19
 - e. Flood Plain Permit/Garden Homes Management/230 Main Street, Yalesville, Unit 18 #810-19
 - f. Flood Plain Permit/Garden Homes Management/230 Main Street, Yalesville, Unit 20 #811-19
 - g. Zoning Permit/P. Brault/991 North Colony Road #812-19
 - h. Survey Waiver/T. Goudace/5 Grantham Road #813-19
 - i. Site Plan/Michael Misiti/Wallingford Riverwood (Danny's Way & Sarah's Place) #222-19
 - j. Site Plan/T.O.W. Engineering Dept./#2, #36 & #48 North Main Street #223-19
 - K. Change of Use/K. Yang/1209 South Broad Street #312-19
13. ZBA Decisions of 7/15/19
14. ZBA Notice of 8/19/19
15. Zoning Enforcement Log

Individuals in need of auxiliary aids for effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five (5) days prior to meeting date.