



Town of Wallingford, Connecticut

JAMES SEICHTER
CHAIRMAN PLANNING & ZONING COMMISSION

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February 9, 2022

RECEIVED AND FILED
TOWN CLERK'S OFFICE
NORTH HAVEN, CT

FEB 14 2022

J. Anne Harsavage
TOWN CLERK

Town Clerk - Town of Cheshire
Town Clerk - Town of Durham
Town Clerk - Town of Hamden
City Clerk - City of Meriden
Town Clerk - Town of Middlefield
Town Clerk - Town of North Branford
Town Clerk - Town of North Haven

Re: Proposed Text and Map Amendments to the Town of Wallingford Zoning Regulations to remove current Section 4.10 (I-5 Interchange District) and replace with Section 4.10 entitled "Watershed Interchange District (WI)". The new Section 4.10 "Watershed Interchange District" will cover parts of the existing Interchange District (I-5) and Industrial Expansion District (IX). (See enclosed maps) Text amendments will also modify Sections 2.2, 4.9, 4.13, 5.1C, 6.11 and 6.12.

Dear Town/City Clerk,

In accordance with the Connecticut General State Statutes, enclosed please find copy of the above referenced proposed amendments to the Town of Wallingford Zoning Regulations.

A public hearing for this application is scheduled for March 14, 2022.

Regards,

Kevin J. Pagini
Town Planner

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TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

§2.2 SPECIFIC TERMS

Brewery/Cidery/Winery – A place where beer/cider/wine is processed commercially; classified as a “Food and Beverage Production” use for the purpose of these regulations.

~~**Data Center** – A use involving a building/premises primarily occupied by computers, computer servers and/or telecommunications equipment along with any related use, including supporting equipment, where electronic information is processed, transferred and/or stored.~~

Electric Vehicle Charging Station – An electric vehicle supply station in a public or private parking area which delivers electricity or transfers electric energy to a battery or other energy storage source device in an electric or hybrid vehicle.

Financial Institution – Business providing financial services including but not limited to banks, credit unions, investment and brokerage firms as well as insurance and mortgage companies.

Food and Beverage Production - A manufacturing establishment producing or processing food products or beverages for off-site consumption and wholesale distribution.

Manufacturing, General – The manufacture of products from extracted or raw materials or recycled or secondary materials, including bulk storage and handling of such products and materials.

~~The manufacture of products from extracted or raw materials or recycled or secondary materials, including bulk storage and handling of such products and materials. Includes operations such as agriculture processing, apparel manufacturing, photographic processing plants, leather and allied product manufacturing, wood product manufacturing, paper manufacturing, chemical manufacturing, plastics and rubber products manufacturing, nonmetallic mineral product manufacturing, primary metal manufacturing, fabricated metal product manufacturing, and automotive and heavy equipment manufacturing.~~

Manufacturing, Light – The assembly of products, predominantly from previously prepared materials, including bulk storage and handling of such products and materials.

~~The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing and custom manufacturing. Includes manufacture of electric and electronic instruments and devices. Excludes manufacturing uses involving primary production of wood, metal, paper, chemical, plastic or rubber products from raw materials.~~

Open Space – That portion of the ground space on the same lot as the principal building which is either landscaped or maintained in its natural vegetative state, typically maintained for conservation or passive recreation purposes. Open Space shall not include those portions of a lot that are utilized for off-street parking or loading, driveway or building purposes.

Out-Patient Small Animal Surgical Facility – A veterinary facility that provides surgery for domesticated animals, predominantly dogs and cats. Short term overnight stays are permitted, but only if attendant to, and necessary for, proper recovery following surgery. Animals are housed indoors at all times, except for walking in an enclosed designated area, supervised by an attendant for the purpose of voiding or eliminating bodily waste.

Parcel Sorting and Retail Distribution – A fulfillment center, parcel hub or similar facility used for the storage, processing, distribution or redistribution of parcels or products and delivery to retail consumers and other end users by means of vehicles with a gross weight not to exceed 26,000 pounds.

Research and Development - A facility for scientific and engineering research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing.

Sound and Vibration Impact Analysis – a study performed by a professional engineer that identifies existing sources of sound and vibration, predicts future noise and vibration levels, determines jurisdictional limits for noise and vibration, proposes development of noise and vibration control measures, recommended testing intervals for noise compliance and concludes with an overall assessment of the mitigation strategies.

§4.9 INDUSTRIAL EXPANSION (IX) DISTRICT

12/12/98

- A. Purpose - To provide suitable locations for industrial and office uses on or near major streets.
- B. The following uses are permitted subject to Site Plan Approval in accordance with Article VII:
 - 1. Public utility facilities, buildings and storage yards. 10/02/94
 - 2. Offices, including call centers and financial institutions.
 - 3. Printing and publishing.
 - 4. ~~Research and development, operations, manufacturing, compounding, packaging and assembling materials and products and non-retail dry cleaning facilities, not using perchloroethylene in the cleaning process, in facilities of at least 25,000 square feet.~~
 - 5. ~~Storage and warehousing except self storage and as specified in §4.8.B.8. and §4.8.B.9.g~~
Manufacturing, General.
 - 6. Manufacturing, Light.
 - 7. ~~Storage and warehousing and Distribution, including freight terminals and drop yards, except self storage and as specified in §4.8.B.8. and §4.8.B.9.g.~~
 - 8. Food and Beverage Production.
 - 9. Agriculture, farming, forestry, truck or nursery gardening, including greenhouses; keeping of livestock and poultry.
 - 10. Hotels, conference center or combination thereof containing at least 150 guest rooms, not fewer than 150 sleeping rooms, provided that lot area of such facility shall not be less than 5 acres and be equal to the area requirement contained in §4.5.B.8.
 - 11. Governmental buildings, facilities and uses.
 - 12. Deleted 02/15/17
 - 13. Outpatient Medical Treatment Facility 10/02/94
 - 14. Nonresidential Elder Care Centers 03/19/95
 - 15. Deleted 05/15/99
 - 16. Outpatient Small Animal Surgical Facility, not less than five hundred (500') feet from all residential zones
 - 17. Veterinary Facility
- C. The following permitted uses require approval of a Special Permit in accordance with §7.5:
 - 1. ~~Helipads, with the following provisions: 08/22/95~~
 - a. ~~That the location is such that no undue nuisance or danger therefrom will affect any neighboring property and,~~
 - b. ~~that the site provides adequate room for landing and taking off.~~
 - 1. Parcels containing a portion of Watershed Protection Overlay Area
 - a. All parcels located within the IX (Industrial Expansion) district that contains a portion of the Watershed Protection Overlay Area as indicated by the Town of Wallingford Zoning Map shall be subject to a Special Permit for any project on that parcel to ensure that any potential impact on the watershed, including but not limited to the use and associated areas of disturbance, is assessed as part of the review by the Commission.
 - 2. Uses in this zoning district generating 100 peak hours vehicle trips or more using the standards in the most recent edition of Trip Generation, ITE, or a more accurate source, if available, subject to the following: 04/16/94, 08/10/96, 10/18/03
 - a. Submission of a traffic impact analysis containing present roadway conditions, existing roadway capacity, existing and projected volumes (ADT, Peak A.M. and Peak P.M.), existing and projected volume capacity ratios, existing and projected levels of service, existing and proposed sight lines, site generated traffic and traffic distributions, and traffic accident experience.
 - b. A traffic impact analysis will be required: 05/17/88

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- (1) For an addition expansion to an existing use, which use is now currently under the provisions of this section, and
 - (2) When an addition expansion to an existing use brings that use under the provisions of this section.
 - (3) The traffic impact analysis shall cover the entire use, not merely the addition expansion.
- c. No traffic impact analysis or Special Permit will be required for an addition expansion to an existing Special Permit use if the addition expansion generates 25 peak hour vehicle trips or less. This provision shall be permitted to be used one time over the life of the use on a specific site.
- d. In all cases in which the Commission feels determines that a peer review of the applicant's traffic impact analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the peer reviewer beginning their work. ~~decision by the Commission on the application.~~
3. Excavation and filling of land as per §6.10., subject to:09/19/92
- a. All work must be complete, including final grading and seeding within 12 months of the start of the excavation and fill.

4. Deleted Parcel Sorting and Retail Distribution

11/17/07

5. ~~Data Centers with accessory electrical substations:~~

- a. ~~Submission of a **Sound and Vibration Impact Analysis** containing detailed information concerning all activity, equipment and machinery associated with the use, sound and vibration levels resulting from such activity, equipment or machinery as well as all measures, including but not limited to those of a structural and/or nonstructural related nature, necessary to mitigate noise and vibration and to ensure that the noise to be emitted from the proposed development does not substantially raise the established baseline environmental noise level, emit harmful sounds (i.e. infrasound) or create vibration levels to a degree that would adversely affect the neighboring properties.~~
 - (1) ~~In all cases in which the Commission determines that a peer review of the applicant's noise and vibration impact analysis is warranted, the applicant shall be required to pay the Town for the cost of the peer review. This payment shall be made to the Town prior to the peer reviewer beginning their work.~~
 - (2) ~~The **Sound and Vibration Impact Analysis** shall include establishing an environmental baseline using ambient noise of the existing conditions, potential noise impacts and mitigation, if required. Seasonal scenarios and hours of the proposed use shall also be considered during the analysis.~~
- b. ~~Screening of Mechanical Equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened. This screening may be provided by a principal building. Mechanical equipment not screened by a principal building shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Notwithstanding the requirements of this section, mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Commission, shall not be required to be screened.~~
- c. ~~In addition to the requirements of Section 6.14 and Section 4.9.F.3, where any side/rear yard abutting property located within a non-industrial zoning district is not developed with commercial or industrial uses, the minimum side and rear yard setback shall be dictated by the **Sound and Vibration Impact Analysis** and shall in no case be less than 150 feet and shall include a 100-foot wide landscaped or natural open space buffer with an earthen berm at least 6 feet in height with a grade no steeper than 3:1. The top of the~~

§4.9 Industrial Expansion District

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~~berm must be horizontal (level), with the width equal to at least three (3' 0") feet. The landscaping must be comprised of grass or meadow mix; with no trees or shrubs that could potentially affect the long term integrity of the berm. Evergreen or native trees must also be planted every 10 linear feet along the outside edge of the berm to provide extra screening for residential properties. All substations shall be properly screened with evergreen trees not to exceed 10 feet in height. All substations shall also be surrounded by fencing; all fencing shall be designed to withstand ice/wind loading. All substations must be located a minimum of 750 feet from a residential property or residential zoning district.~~

D. The following permitted uses require a Special Exception from the ZBA:

1. Child day care centers.
2. ~~Group day care homes.~~
3. ~~Satellite receiving dishes or dish type antennae in excess of two feet in diameter subject to the following conditions: 11/19/95~~
 - a. ~~Shall not be located between any street line and the building to which it is accessory.~~
 - b. ~~If roof mounted, shall not exceed a height of 15 feet.~~
 - c. ~~Shall be properly screened and/or landscaped.~~

E. The following accessory uses are permitted:

1. Uses and structures accessory to a permitted use.
2. Signs in accordance with §6.9.
3. Off-street parking and loading in accordance with §6.11.
 - a. The commission may waive up to 50 percent of the required parking area if the applicant demonstrates that such a waiver is warranted, providing that an area equal to the space required for such parking shall be reserved at the site in conformance with the requirements of this is chapter. Loading docks to be located at side or rear. The Commission may require screening of loading areas when such areas are visible from public rights-of-way.
4. Retail operations which are obviously secondary to, but integrated with, the main use on the premises, provided that the retail operation shall not utilize more than 3,000 square feet or 10 percent of the GFA of the principal use, whichever is smaller.
5. ~~Ancillary Accessory~~ food service and recreation facilities for the use of employees or clientele of uses in §4.9.B.
6. Accessory buildings as per §6.2.B. 09/19/92
7. Outside storage as per §6.12. 09/19/92
8. Satellite receiving dishes of two feet or less in diameter not located within a required front yard for a principal structure. 11/19/95
9. Hydrogen road vehicle fuel station operations secondary to the main hydrogen generation equipment manufacturing provided that it is for the purposes of demonstration and/or testing prototype hydrogen fueling equipment as manufactured by the site operator and provided that the hydrogen road vehicle fuel station operation shall not fuel more than thirty (30) vehicles per day or dispense more than one-hundred (100) kilograms of hydrogen per day. 12/1/16 1/16/10
10. Building- or ground-mounted solar panels and satellite dishes or dish type antenna, accessory to and providing electricity entirely for or service to the subject property provided they:
 - a. Shall not exceed 15 feet in height, including all supporting structures.
 - b. Shall not be located within any required front yard for a principal structure.

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- c. Shall be fully screened, with a combination of fencing and vegetation, from any adjacent property line and the street line.
 - d. Shall be subject to and part of the overall building coverage standard for the property.
 - e. Technical literature shall be submitted to supplement any proposed application for the above.
11. Electric Vehicle Charging Station (EVS) for use by on-site associated vehicles.
- a. Parking spaces associated with any EVS must meet all standards of Sections 2.3.E. and 6.11.
 - b. Parking spaces associated with any EVS may be used to meet a minimum parking requirement per Section 6.11.

F. Special Requirements

- 1. Deleted 03/19/11
- 2. A description of the proposed operations in sufficient detail for a determination of whether or not they are permitted in the district.
- ~~3. Any use within the IX District shall be established, operated and maintained in such a manner as to provide that each use shall be a good neighbor and in no way detract or limit the intended development of the area. 08/22/95~~
- 3. Landscaping – in addition to the landscaping requirements of §6.14, the following additional requirements shall apply in the IX District:
 - a. Front landscaped area- There shall be a front landscaped area equal to the required front yard contained in §5.1.C. abutting the front property line(s).
 - b. Wherever feasible, the required open space areas shall be larger areas contiguous to both on-site and off- site existing open space areas. Open space areas shall promote natural and native landscaping rather than regularly mowed, fertilized or similarly maintained grounds.
 - c. At least 75% of the minimum required open space shall consist of undisturbed, natural and native land, or other land areas that will be returned to a native and natural state that promote pre-development stormwater infiltration and percolation. The use of fertilizers and pesticides on remaining Open Space is discouraged.

G. The following uses are permitted subject to approval of a Zoning Permit:

- ~~1. Structure or rooftop mounted antennas, subject to the requirements and procedures listed in §6.25. 05/18/97~~
- 1. Mobile Food Vendor, subject to the following: 06/14/14
 - a. Must be removed from the permitted location for at least four (4) hours in any 24 hour period.
 - b. Must be located on private property, and provide written permission from the owner of said property.
 - c. Must be located within permitted parking area, not within any required landscaped areas.
 - d. If vendor occupies parking spaces, those spaces must be in excess of the other current uses on the site. Should such use(s) on the site change so as to require said spaces so as to comply with parking requirements, the mobile food vendor shall no longer be permitted to occupy said spaces.
 - e. Must also have available two (2) parking spaces in addition to those required for the other current uses on the site. Should such use(s) on the site change so as to require said space so as to comply with parking requirements, the mobile food vendor shall no longer be permitted to utilize said spaces.

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- f. Must be mounted on wheels or other method of moveable design, and must be readily moveable. If the operation is not immediately mobile, it shall be considered a "building" and be required to comply with applicable regulations for buildings.
- g. Must be self-contained; connections to external utilities shall not be permitted.
- h. Shall not have any signage beyond that which is affixed to the food service unit; temporary signage per Section 6.9.C shall not be permitted for a mobile food vendor.
- i. No storage or location of any materials, seating, or other items associated with the mobile food vendor shall be permitted to be kept or located outside of the food service unit.
- j. Shall obtain any necessary approvals under Health Code, Ordinance, or any other state or local requirements.

~~H. The following uses are permitted and do not require any zoning approval:~~

- ~~1. Mobile Food Vendor, provided any of the following conditions are met:~~
 - ~~a. Will not be located/parked on a property for more than twenty (20) days in any 365-day period; OR~~
 - ~~b. Is not located on the same property for more than four (4) hours in any 24-hour period.~~
- ~~06/14/14~~

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§4.10 Watershed Interchange (WI) District

NEW

- A. Purpose - To utilize land with accessibility to Interstate Route 91 located in the Wallingford Watershed Protection District in a manner designed to best protect the Town's public drinking water supply resources while allowing low intensity uses and emerging technological development.
- B. The following uses are permitted subject to Site Plan Approval in accordance with Article VII:
1. Food and Beverage Production.
 2. Manufacturing, Light.
 3. Research and Development.
 4. Warehousing and Distribution, excluding freight terminals and drop yards.
 5. Public utility facilities and buildings without storage yards.
 6. Offices, including call centers and financial institutions.
 7. Hotels, conference centers or combination thereof containing at least 150 guest rooms.
 8. Governmental buildings, facilities and uses.
 9. Outpatient Medical Treatment Facility.
 10. Nonresidential Elder Care Centers.
 11. Existing residential uses.
 12. Child Day Care Centers.
 13. Outpatient Small Animal Surgical Facility.
 14. Veterinary Facility.
 15. Indoor Recreation Facilities.
- C. The following permitted uses require approval of a Special Permit in accordance with §7.5:
1. Uses in this zoning district generating 100 peak hours vehicle trips or more using the standards in the most recent edition of Trip Generation, ITE, or a more accurate source, if available, subject to the following:
 - a. Submission of a traffic impact analysis containing present roadway conditions, existing roadway capacity, existing and projected volumes (ADT, Peak A.M. and Peak P.M.), existing and projected volume capacity ratios, existing and projected levels of service, existing and proposed sight lines, site generated traffic and traffic distributions, and traffic accident experience.
 - b. A traffic impact analysis will be required:
 - (1) For an expansion to an existing use, which use is now under the provisions of this section, and
 - (2) When an expansion to an existing use brings that use under the provisions of this section.
 - (3) The traffic impact analysis shall cover the entire use, not merely the addition.
 - c. No traffic impact analysis or Special Permit will be required for an expansion to an existing Special Permit use if the expansion generates 25 peak hour vehicle trips or less. This provision shall be permitted to be used one time over the life of the use on a specific site.
 - d. In all cases in which the Commission determines that a peer review of the applicant's traffic impact analysis is warranted, the applicant shall be required to pay the Town for the cost of the peer review. This payment shall be made to the Town prior to the peer reviewer beginning their work.

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2. ~~Data Centers with accessory electrical substations:~~

~~a. Submission of a **Sound and Vibration Impact Analysis** containing detailed information concerning all activity, equipment and machinery associated with the use, sound and vibration levels resulting from such activity, equipment or machinery as well as all measures, including but not limited to those of a structural and/or nonstructural related nature, necessary to mitigate noise and vibration and to ensure that the noise to be emitted from the proposed development does not substantially raise the established baseline environmental noise level, emit harmful sounds (i.e. infrasound) or create vibration levels to a degree that would adversely affect the neighboring properties.~~

~~(1) In all cases in which the Commission determines that a peer review of the applicant's noise and vibration impact analysis is warranted, the applicant shall be required to pay the Town for the cost of the peer review. This payment shall be made to the Town prior to the peer reviewer beginning their work.~~

~~(2) The **Sound and Vibration Impact Analysis** shall include establishing an environmental baseline using ambient noise of the existing conditions, potential noise impacts and mitigation, if required. Seasonal scenarios and hours of the proposed use shall also be considered during the analysis.~~

~~b. Screening of Mechanical Equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened. This screening may be provided by a principal building. Mechanical equipment not screened by a principal building shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Notwithstanding the requirements of this section, mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Commission, shall not be required to be screened.~~

~~c. Where any side/rear yard abutting property located within a non-industrial zoning district is not developed with commercial or industrial uses, the minimum side and rear yard shall be dictated by the sound study and shall in no case be less than 150 feet and include a 100-foot landscaped or natural open space buffer with an earthen berm at least 6 feet in height and a grade no steeper than 3:1. The top of the berm must be horizontal (level), with the width equal to at least three (3'-0") feet. The landscaping must be comprised of grass or meadow mix; with no trees or shrubs that could potentially affect the long-term integrity of the berm. Evergreen or native trees must also be planted every 10 linear feet along the outside edge of the berm to provide extra screening for residential properties. All substations shall be properly screened with evergreen trees not to exceed 10 feet in height. All substations shall also be surrounded by fencing; all fencing shall be designed to withstand ice/wind loading. All substations must be located a minimum of 400 feet from a residential property or residential zoning district.~~

D. The following accessory uses are permitted:

1. Uses and structures accessory to a permitted use.

§4.10 Watershed Interchange District

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2. Signs in accordance with §6.9.
3. Off-street parking and loading in accordance with §6.11 and the following:
 - a. The commission may waive up to 75% of the required parking area if the applicant demonstrates that such a waiver is warranted, provided that
 - (1) an area equal to the space required for such parking, topographically suited for parking and in addition to the minimum open space area requirement shall be reserved at the site in conformance with the requirements of this chapter and,
 - (2) any later use of this reserved area for actual parking would allow the property to remain conforming in regard to the open space requirements of the WI District.
 - b. Loading docks to be located in side or rear yards. The Commission may require screening of loading areas when such areas are visible from public rights-of-way.
 - c. The maximum number of permitted surface parking spaces on any property shall be 120% of the minimum required parking listed in §6.11.
 - d. On any property the maximum number of permitted tractor-trailer parking and loading spaces, excluding those adjacent to loading bays, shall be 120% of total number of approved loading bay doors.
 - e. Notwithstanding §4.13.D, parking in excess of these requirements may be proposed using the following mitigation strategies:
 - (1) A green roof, permeable pavers, or porous pavement, having an area that provides a 1:1 offset for additional square feet of impervious for additional parking spaces and associated drive aisles, may be provided.
 - (2) Parking in excess of these requirements may be provided in a parking garage or underground structure. Such structures shall be included in building coverage calculations.
4. Landscaping - In addition to the landscaping requirements of §6.14, the following additional requirements shall apply in the WI District:
 - a. Front landscaped area- There shall be a front landscaped area equal to the required front yard contained in §5.1.C. abutting the front property line(s).
 - b. Wherever feasible, the required open space areas shall be larger areas contiguous to both on-site and off-site existing open space areas. Open space areas shall promote natural and native landscaping rather than regularly mowed, fertilized or similarly maintained grounds.
 - c. At least 75% of the minimum required open space shall consist of undisturbed, natural and native land, or other land areas that will be returned to a native and natural state that promote pre-development stormwater infiltration and percolation. The use of fertilizers and pesticides on remaining Open Space is prohibited, except in the case of invasive species management.
5. Retail operations which are secondary to, but integrated with, the main use on the premises, provided that the retail operation shall not utilize more than 3,000 square feet or 10% of the GFA of the principal use, whichever is smaller.
6. Accessory food service and recreation facilities for the use of employees of uses in §4.10.B.
7. Hydrogen road vehicle fuel station operations secondary to the main hydrogen generation equipment manufacturing provided that it is for the purposes of demonstration and/or testing prototype hydrogen fueling equipment as manufactured by the site operator and provided that the hydrogen road vehicle fuel

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- station operation shall not fuel more than thirty (30) vehicles per day or dispense more than one-hundred (100) kilograms of hydrogen per day.
8. Building-mounted solar panels and satellite dishes or dish type antenna, accessory to and providing electricity entirely for or service to the subject property provided they:
 - a. Shall not exceed 15 feet in height, including all supporting structures.
 - b. Shall not be located within any required front yard for a principal structure.
 - c. Shall be fully screened, with a combination of fencing and vegetation, from any adjacent property line and the street line.
 - d. Shall be subject to and part of the overall building coverage standard for the property.
 - e. Technical literature shall be submitted to supplement any proposed application for the above.
 9. Electric Vehicle Charging Station (EVS) for use by on-site associated vehicles.
 - a. Parking spaces associated with any EVS must meet all standards of Sections 2.3.E. and 6.11.
 - b. Parking spaces associated with any EVS shall be used to meet the minimum parking requirement per Section 6.11 and the maximum parking requirement per Section 4.10.E.3.b.
- F. The following uses are permitted subject to approval of a Zoning Permit:
1. Mobile Food Vendor, subject to the following:
 - a. Must be removed from the permitted location for at least four (4) hours in any 24-hour period.
 - b. Must be located on private property, and provide written permission from the owner of said property.
 - c. Must be located within permitted parking area, not within any required landscaped areas.
 - d. If vendor occupies parking spaces, those spaces must be in excess of the other current uses on the site. Should such use(s) on the site change so as to require said spaces so as to comply with parking requirements, the mobile food vendor shall no longer be permitted to occupy said spaces.
 - e. Must also have available two (2) parking spaces in addition to those required for the other current uses on the site. Should such use(s) on the site change so as to require said space so as to comply with parking requirements, the mobile food vendor shall no longer be permitted to utilize said spaces.
 - f. Must be mounted on wheels or other method of moveable design, and must be readily moveable. If the operation is not immediately mobile, it shall be considered a "building" and be required to comply with applicable regulations for buildings.
 - g. Must be self-contained; connections to external utilities shall not be permitted.
 - h. Shall not have any signage beyond that which is affixed to the food service unit; temporary signage per Section 6.9.C shall not be permitted for a mobile food vendor.
 - i. No storage or location of any materials, seating, or other items associated with the mobile food vendor shall be permitted to be kept or located outside of the food service unit.
 - j. Shall obtain any necessary approvals under Health Code, Ordinance, or any other state or local requirements.

§4.13 WATERSHED PROTECTION OVERLAY DISTRICT (WPD)

NEW

A. Purpose - An overlay district which provides for additional conditions, standards and safeguards to the permitted uses of the underlying district in order to protect and maintain the surface waters of the Wallingford, Meriden and South Central Connecticut Regional Water Authority (SCCRWA) Public Drinking Water Supply Watersheds to a quality consistent with their use as the primary source of drinking water for Wallingford and area towns.

B. Stormwater Management

In addition to the Stormwater Management requirements in §4.12 and Section VIII of the Water Division Water Technical Standards (latest edition), including standard details, the following additional requirements shall apply in the Watershed Protection District:

1. The following requirements for the treatment and management of stormwater runoff shall apply to all commercial, industrial, institutional, public authority or multi-unit residential developments within the Watershed Protection District.
 - a. Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited.
 - b. The Water Quality Volume (WQV), as defined by the first 1.0" of rainfall that falls upon the finished surface area of all impervious and semi-pervious areas (including but not limited to Portland cement concrete, bituminous concrete (asphalt), brick, paving stones, pavement millings, and "chip seal" pavement), and excluding the roofed area of all buildings, shall be treated with the below treatment train:
 - (i) Diversion Structure - A manhole or catch basin structure located at the downstream end of the stormwater collection system designed to divert the WQV from the stormwater collection system to the following treatment train. The diversion structure shall include a weir or baffle wall to divert all volume in excess of WQV around the stormwater treatment system into the conventional stormwater management system.
 - (ii) Oil-water-grit separator - A multi-chambered, baffled, flow-through tank shall be located downstream of the diversion structure to remove and retain sediment, floatables, oils and greases from the WQV.
 - (iii) Filtration Basin - An open surface basin (separate from any stormwater detention basins required for peak flow attenuation) constructed with a sand filter bottom and underdrain pipe system designed to hold and filter the WQV. The treated stormwater will discharge to a stormwater detention basin required for peak flow attenuation or a watercourse downstream of the site.
 - c. Prior to the Commission acting on the application, a review of projects located within a Watershed Protection District shall be completed by the Wallingford Water Division and comments and recommendations submitted to the Commission.
 - d. A minimum 100-foot buffer must be maintained between any surface waters, wetlands and the developed land area located in the Watershed Protection District. This buffer

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shall be measured from the edge of the surface water or from the edge of its directly adjacent wetland, whichever provides a greater area of non-disturbance.

2. Applicants are encouraged to exceed the minimum drainage standards set forth in §4.12 to increase positive impacts in flood-prone and public drinking water supply areas.
3. Proposed stormwater management plans are to conform to the technical guidance and procedures as applicable to the most recent version of the Department of Public Health "General Construction Best Management Practices for Sites within a Public Drinking Water Supply Area".
4. Operation & Maintenance Plans
 - a. Property owners in the Watershed Protection Overlay District shall allow the Commission, its agents, and the Town of Wallingford reasonable access to the site for inspection purposes to ensure the owner properly maintains and operates the stormwater management and treatment systems. The Commission, its agents, and the Town may periodically take water samples and determine when repairs, maintenance and replacement of the stormwater treatment system components are necessary to comply with the requirements of this section.

C. Landscaping

In addition to the landscaping requirements of §6.14, the following requirements for landscaping shall apply to all commercial, industrial, institutional, public authority or multi-unit residential developments within the Watershed Protection District.

1. Front landscaped area- There shall be a front landscaped area equal to the required front yard contained in §5.1 abutting the front property line(s).
2. Unless applicant demonstrates it can't be accomplished, open space areas shall be larger areas contiguous to both on-site and off-site existing open space areas. Open space areas shall promote natural and native landscaping rather than regularly mowed, fertilized or similarly maintained grounds.
3. At least 75 percent of the minimum required Open Space located on properties within the Watershed Protection District shall consist of undisturbed, natural and native land, or other land areas that will be returned to a native and natural state.
4. Landscaping within parking lots

The landscaping requirements in this section are intended to maximize the pervious areas in any parking lot in order to optimize natural infiltration of rainwater, intercept and manage stormwater runoff, and provide an aesthetic setting for development. In order to accomplish these goals, the following standards shall apply:

- a. Developments with proposed parking areas of between 15 and 29 spaces shall provide at least 25 square feet of landscaping per space. Such landscaped open space may be provided in the form of islands, aesthetic landscape treatments, pedestrian refuge/oasis areas, and may include the perimeter buffer between the parking lot and adjacent streets.

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- b. Developments with proposed parking areas of 30 or more spaces shall provide landscaped islands with a minimum size of 9-feet by 18-feet throughout the parking area planted with a mix of shrubs and trees. Such islands shall be located:
 - (i) at each parking lot entrance;
 - (ii) at the ends of each parking aisle;
 - (iii) as intermediate islands in long rows of spaces, located every 15 spaces;
 - (iv) as separation between long rows of parking spaces where they abut other rows; and
 - (v) as separation between pedestrian walkways and parking spaces and/or driving aisles.
 - (vi) Depressed islands without curbing and with stone buffer strips shall be evaluated such that stormwater runoff can flow into the islands for infiltration. As applicable a catch basin or yard drain can be located in the curbless islands to convey excess stormwater runoff away from the parking area.
- c. A minimum of one deciduous or evergreen tree and two shrubs shall be planted on the parking lot islands for every 10 parking spaces. Trees and shrubs shall conform to the following standards:
 - (i) Deciduous trees shall be planted at 3 inches in caliper with a mature height of at least 35 feet.
 - (ii) Evergreen trees shall be coniferous species planted at 6 feet in height.
 - (iii) Shrubs shall be either deciduous species planted at 2 ½ feet in height or evergreen species planted at 2 ½ feet in spread.
 - (iv) Trees and shrubs shall be situated such that they do not obstruct vehicle sight lines when fully grown.
- D. Parking Lots - All newly constructed parking areas must conform to §4.12 of these regulations as well as the additional requirements listed below:
 - 1. Lot Treatment - No parking lot containing more than ten parking spaces shall be treated with sodium chloride for ice control in parking spaces, drive aisles, and driveways.
 - 2. The maximum number of permitted parking spaces on properties in any designated Watershed Protection District shall be 120% of the parking requirements listed in §6.11.
 - 3. The maximum number of permitted tractor-trailer parking and loading spaces, excluding those adjacent to loading bays, shall be 120% of total number of approved loading bay doors
 - 4. Stormwater management systems in parking lots shall be designed in accordance with BMPs as described in the most recent version of the Connecticut Stormwater Quality Manual (CTDEEP), the most recent version of the Department of Public Health "General Construction Best Management Practices for Sites within a Public Drinking Water Supply

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Area,” and in accordance with the erosion and sedimentation control requirements and to meet the following general standards:

- a. Infiltration of stormwater shall be accommodated to the extent possible through limitation of land disturbance and grade changes, retention of existing natural drainage areas and wetlands and use or creation of vegetated islands, vegetated medians and vegetated perimeter buffer strips.
- b. Site plans must include information regarding all existing and proposed landscaping and stormwater management structures and features.
- c. Natural drainage patterns shall be maintained to the extent practicable. The applicant must demonstrate through information provided on and in association with the proposed Site Plan, the existing and proposed drainage patterns and calculated flows.
- d. Parking lot drainage shall be designed such that all surface run-off (both piped and overland flow) is conveyed through a vegetated swale, vegetated filter strip, created wetlands, rain gardens, or detention basins with bio-filtration prior to discharge into the treatment system.
- e. The use of native grasses and small-diameter wood-stemmed shrubs is encouraged as plantings for all vegetated swales, vegetated filter strips, created wetlands, rain gardens or detention basins with bio-filtration.
- f. Direct discharge of untreated stormwater, including from parking areas, to any designated watercourse, natural wetland or waterbodies is prohibited.
- g. Stormwater run-off discharged to wetlands must be diffused to non-erosive velocities prior to reaching any natural wetland based on calculations submitted with the application package.
- h. The applicant must demonstrate that any receiving wetlands or waterbodies have sufficient holding capacity, based on calculations submitted with the application package.
- i. All stormwater BMPs shall be designed in a manner to minimize the need for maintenance and reduce the chances of failure. Design and maintenance guidelines to be followed shall be in accordance with the most recent version of the Connecticut Stormwater Quality Manual (CTDEEP), as amended.

E. Sidewalk Treatment

1. Sodium chloride shall not be applied to sidewalks or other impervious walkways.

F. Installation of Storage Containers:

1. All storage vessels located within a Watershed Protection District that will hold hazardous, toxic, and/or contaminated materials, either solid or liquid, shall be constructed of non-porous material. Hazardous, toxic and contaminated materials shall be as defined in Title 49, Code of Federal Regulations, Parts 170-179. (Department of Transportation)

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2. All storage vessels for liquid material located above ground or in a building shall be contained within a non-porous structure with secondary confinement large enough to retain 125% of the volume of the primary storage vessel should the storage vessel rupture. The only exception to this requirement shall be storage vessels of 275-gallon capacity or less in residential homes.
 3. All storage vessels for liquid or solid material located below ground, and not in a building, shall be positioned within a non-porous vault large enough to retain all of the stored material should the storage vessel rupture. An alternative to the non-porous vault may be a dual-walled vessel with a UL approval. The dual-wall vessel shall be construction with a secondary wall completely surrounding the primary wall, and there shall be a definite annular space between them.
 4. A monitoring system shall be incorporated for all buried installations to detect leaks. The leak monitoring system may be a simple flexible dipstick capable of protruding into the space between tank and vault or the annular space to be provided with the dual-wall system. Electronic systems will also be acceptable.
 5. For all installations not meeting at least one of the exemptions listed below, a written inventory record itemizing the balance of incoming material vs. outgoing material shall be kept on a daily basis. A record of the monitoring results shall also be kept on a daily basis. These records shall be available on demand without notice, to officials of the Town Water Division or Fire Prevention Bureau. Facilities shall be exempt from the daily reporting requirements if they:
 - a. Meet requirements of a Conditionally Exempt Small Quantity Generator as defined by the Conditionally Exempt Small Quantity Generator Handbook for Hazardous Waste Handlers as promulgated by the Connecticut Department of Energy and Environmental Protection, March 2009 or latest edition.
 - b. Meet one of the exemptions defined in §22a-449(d)-1(c) of the regulations for Nonresidential Underground Storage of Oil and Petroleum Liquids promulgated by the Connecticut Department of Energy and Environmental Protection, October 7, 2016 or latest edition.
 6. Written authorization shall be obtained from both the Wallingford Water Division and the Fire Prevention Bureau prior to installation of storage containers to ensure proper installation and such authorization may be reviewed annually.
- G. Special Permit Uses – In considering proposed uses on properties within this overlay district that require a Special Permit in the underlying zone, the Commission shall consider potential impacts to the watershed based on the specifics of the proposal, including but not limited to: amount of impervious area, minimization of parking/loading spaces as practicable, cohesiveness of open space area, maintenance of open space area in its natural state as opposed the development of lawn, proposed stormwater runoff treatment system, and proposed parking area/sidewalk treatment for winter. In its approval, the Commission may include conditions of approval that it deems necessary in order to best protect the watershed, in addition to the requirements of this section.

§5.1C SCHEDULE OF LOT AND BUILDING REQUIREMENTS - INDUSTRIAL EXPANSION, INTERCHANGE DISTRICTS AND DESIGN DISTRICTS

MINIMUM YARDS
(feet)

DISTRICT	MINIMUM LOT AREA (sq.ft.)	MINIMUM FRONTAGE (feet)	FRONT (1)	SIDE (each)	REAR	MINIMUM OPEN SPACE (percent)	MAXIMUM BUILDING COVERAGE (percent)	BUILDING HEIGHT (feet)*
RF-40								
Use Group A	40,000	150	50	20	50	25	30	30
Use Group B	40,000	150	50	20	50	25	17	30
I-40	40,000	150	50	25	50	0	35	30
1-20	20,000	100	25	12	30	0	33.5	30
IX	217,800	250	60	30	50	50 40 35	25 30 40	30*** 6/15/02
WI	217,800	300 250	100	50	50	50	15	40**
DD-40	40,000	150	50	25	50	25	35	30
DD-18	18,000	100	25	12	30	25	35	30
QS0	200,000	500	50	50	50	0	10	30

(1) See Section 5.2.F.

* The maximum building height may be increased, provided the setback requirements are increased one foot for each additional foot of building height.

** The maximum height may be increased by one (1') foot for every two (2') feet by which the distance of such portion lies inside the nearest line of any required front, side and rear yard, to a maximum of sixty (60') feet. The maximum height may be further increased beyond sixty (60') feet by one (1') foot for every five (5') feet by which distance of such portion lies inside the nearest line of any required front, side and rear yard to a maximum height of eighty (80') feet, provided that no portion of the building shall lie within five-hundred (500') feet of a residential zone.

*** The maximum building height may be increased one foot for each five feet increased in the minimum front, side and rear yard setback.

§6.11 OFF-STREET PARKING AND LOADING FACILITIES

- A. Parking facilities required - On all premises developed, expanded or changed in use after the adoption of these regulations for any purpose, parking facilities shall be provided off the street or highway right-of-way, sufficient to accommodate the vehicles of all occupants, employees, customers and other persons normally visiting the premises at any one time.
- B. Location of facilities - Required parking facilities shall be provided on the same lot as the building they serve, except as provided elsewhere in these regulations. Two or more parking facilities on adjoining lots, if designed for use as a single parking area, may use the same means of access. In single-family residential districts, no parking shall be allowed in front yards, except on driveways or on turn-arounds in side yards.
- C. Required minimum parking area - Parking facilities shall contain space for vehicles in accordance with the following table. Parking shall not infringe on driveways needed for access except in the case of a single or two-family dwelling unit. Parking areas shall be landscaped in accordance with the provisions of §6.14.E. 02/17/17

<u>Type of Use</u>	<u>Number of Car Spaces</u>	
Single-family dwelling unit	2 spaces	
Two-family dwelling unit	4 spaces	
Three-family dwelling unit	6 spaces	05/19/91
Multi-family dwelling units		
Studio or 1-bedroom unit	1.75 spaces per unit	
2-bedroom unit	2.25 spaces per unit	
3-or more bedroom unit	2.50 spaces per unit	
Public housing for the elderly	1 space per unit	
Offices, financial institutions	1 space for each 250 square feet GFA	
Medical, dental offices, clinics	1 space for each 150 square feet GFA	
Permitted home occupations	3 spaces or equal to twice GFA used for such purpose, whichever number of spaces is greater	
Retail stores, personal service shops	1 space for each 250 square feet GFA	
Restaurants, nightclubs, taverns, pubs with or without provisions for a dance floor	1 space for each 75 square feet of customer seating, standing or dancing area	12/18/20

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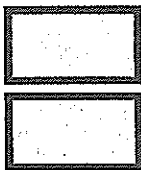
Hotels, motels	1 space for each unit, 1 space for each 75 square feet of GFA of restaurants or banquet area, 1 space for each 50 square feet of GFA of nightclub or lounge area customer seating, standing or dancing area	
Boarding houses	1 space for each boarder	
Bed & Breakfast	2 spaces for the owner-occupant 1 spacer per guest bedroom used in the operation of the bed and breakfast	
Theaters, churches and assembly halls having fixed seats	1 space for each 3 seats	
Bowling alleys	5 spaces for each alley	
Assembly halls and other places of assembly not having fixed seats	1 space for each 50 square feet of GFA	
Hospital, sanitariums, nursing homes	1 space for every 4 beds plus 1 space for every 3 persons employed at one time	
Automobile repair shops, garages and gas stations	5 spaces per bay plus 1 space per employee plus 2 spaces	
Manufacturing plants (Light and General), including Food and Beverage Production	1 space for every 2 persons employed at any one time but not less than 1 space for each 500 1,000 square feet of floor area	
Wholesale distributingon plants warehouses, trucking terminals	1 space for every 2 persons employed at any one time but not less than 1 space for each 1,000 square feet of GFA	
Storage warehouses	1 space for every 2 persons employed at any one time but not less than 1 space for each 1,500 square feet of GFA	
Pharmaceutical research and development, and specialty chemical application laboratories	1 space for every 1.5 persons employed at one time but not less than 1 space for each 1,000 sq. ft. of GFA	12/16/00
Specialty chemical additives production process	1 space for every person employed at any one time, but not less than 1 space for each 3,500 sq.ft. of GFA	12/16/00

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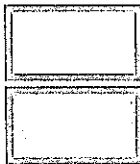
Research and Development, laboratories	1 space for every 2 persons employed at any one time but not less than 1 space for each 400 1,000 square feet of GFA	
Out-patient Surgical Centers	1 space for each 250 square feet of GFA	12/19/92
Parcel sorting & retail distribution	1 parking space for each 1,500 square feet of GFA and 1.5 parking spaces for each retail delivery vehicle stored on-site	
Data centers	1 parking space for each employee at peak shift	
Indoor recreation facility	1 parking space for each 750 square feet GFA	
Other uses not listed above	Parking facilities as determined by the Commission	

§6.12 OUTSIDE STORAGE

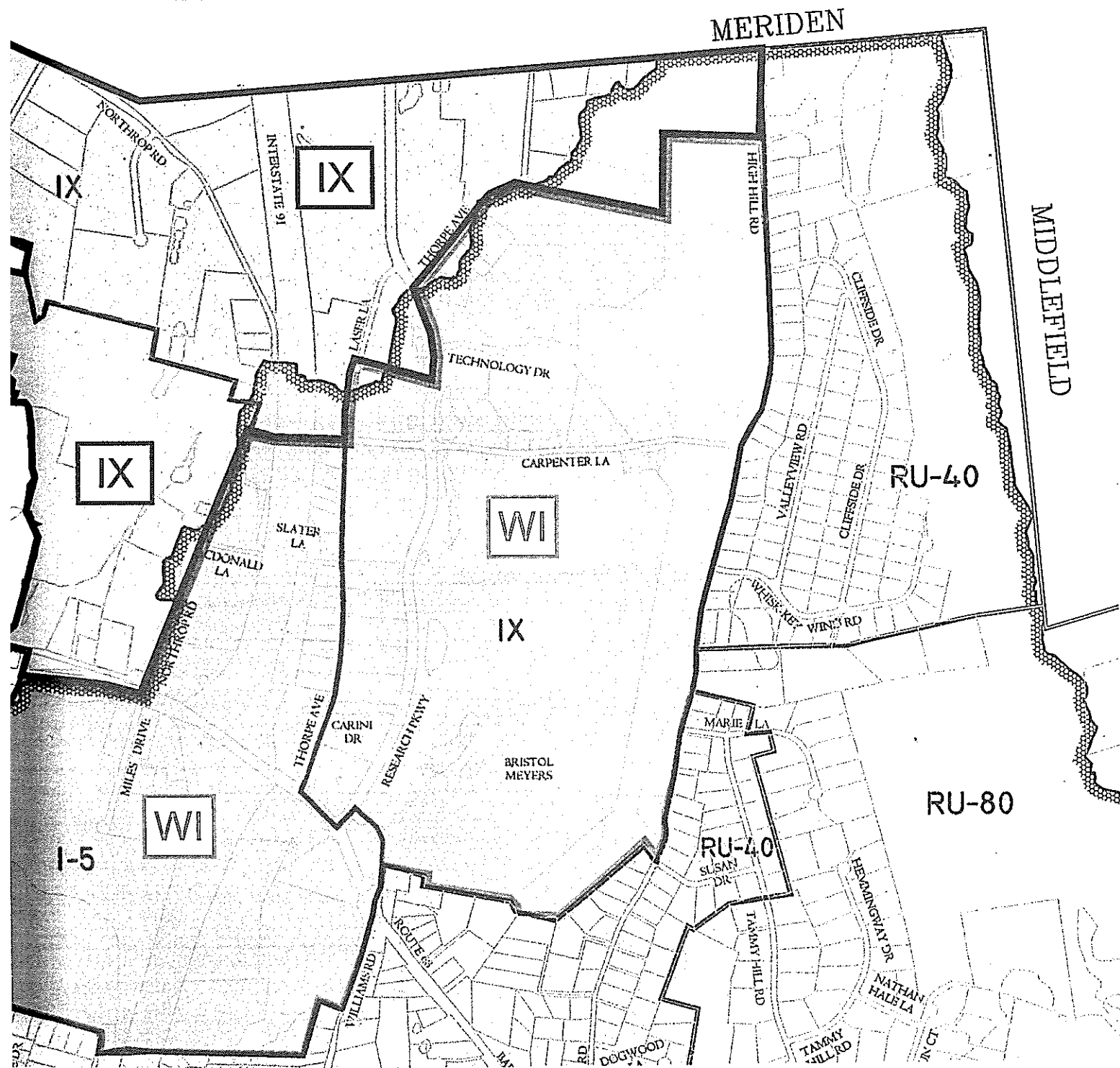
- A. Outside storage, including storage of merchandise, supplies, machinery and other materials shall be allowed only in ~~commercial, design, industrial, industrial expansion~~, the following zoning districts: Commercial, Design, I-40, I-20, IX, and the Route 5 districts. Outside storage areas shall not extend into the area required for setback from a street line or into the required sidelines adjacent to a residential, multi-family, rural, or limited business district. Outside storage areas shall be enclosed by buildings, fences, walls, landscaped earthen berms, or evergreen shrubs or trees, so as to screen the storage area from view from any other lot or from any street. Such screening shall not apply to areas for the parking of registered motor vehicles in daily use or the parking of new or used motor vehicles, heavy equipment, farm equipment, or boats on bonafide sales lots.
- B. Metal Containers
Metal containers and trailers for storage purposes are permitted in CB, ~~I~~ I-20, I-40, IX, and RF zones subject to the following conditions:
1. Such containers shall be located in rear yards and shall comply with the standard rear and side yard building setbacks for the district. In addition, the coverage area of such containers in conjunction with the coverage area of permanent structures shall not exceed the overall building maximum coverage percentage of the zone in which the property is located.
 2. Metal containers and trailers shall be screened from any street line by buildings, fences, walls, landscaped berms or evergreen shrubs and trees. In addition, on portions of properties adjacent to any zone other than CB, I or RF zones, such containers shall also be screened by means of walls, berms, fences or evergreen plantings from properties in other zones.
 3. Such containers may not be placed in such a manner as to reduce the number of available parking spaces on the property to less than that required by §6.11.C.
 4. Such containers may not be placed on vacant lots or any property without a permanent structure.

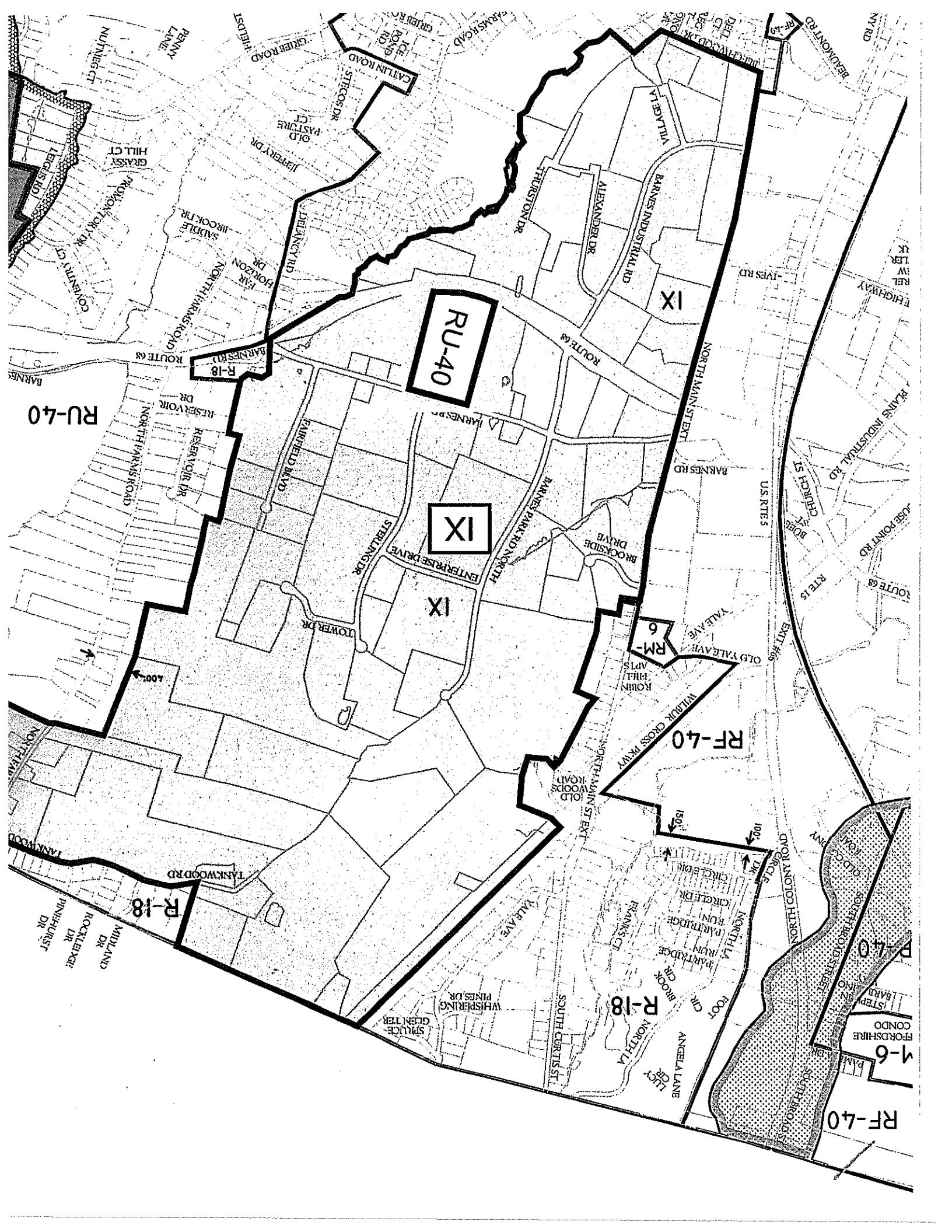


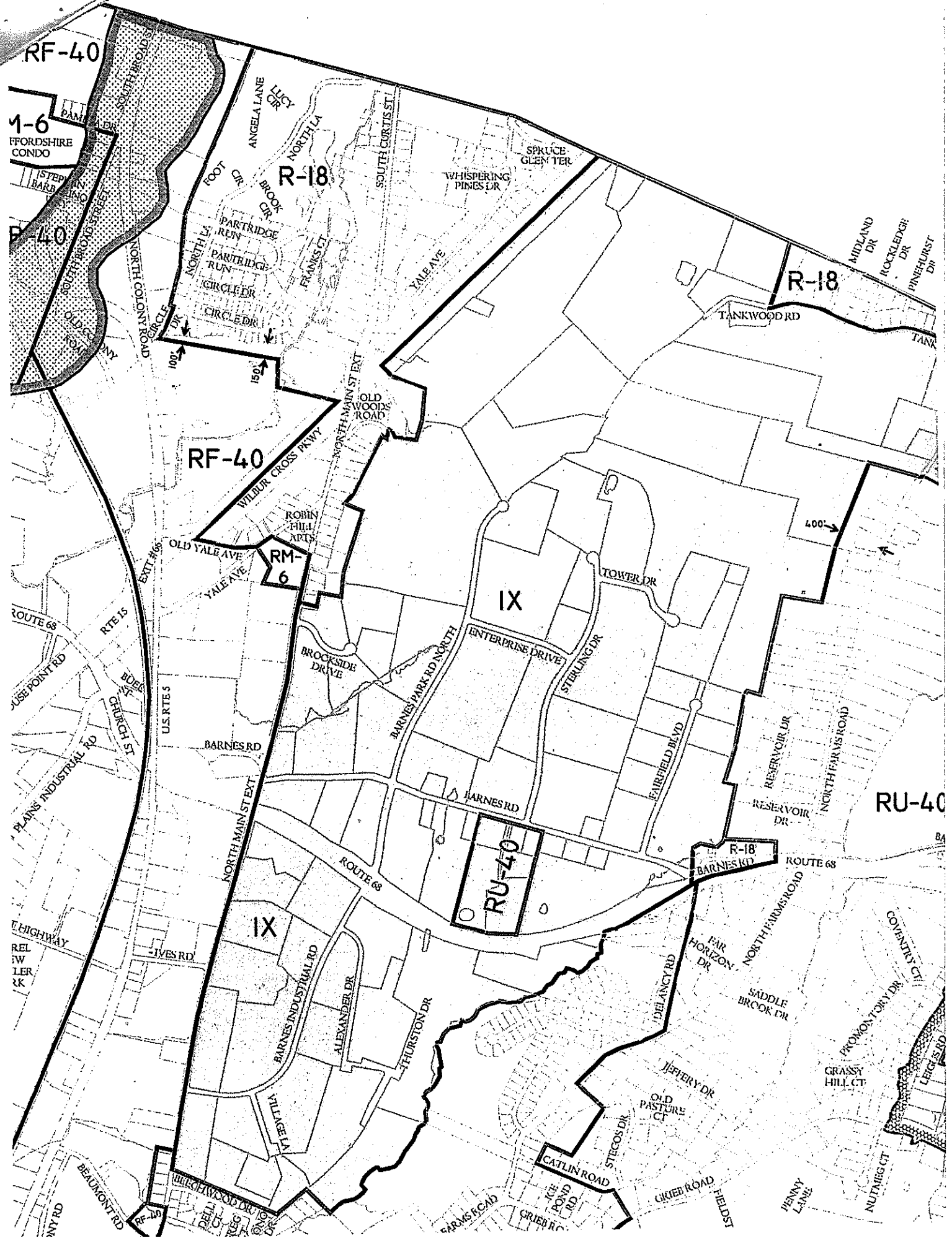
PROPOSED ZONE IX
(INDUSTRIAL EXPANSION
DISTRICT)



PROPOSED ZONE WI
(WATERSHED INTERCHANGE
DISTRICT)







RF-40

1-6
FORDSHIRE
CONDO

R-18

R-18

RF-40

RM-6

IX

RU-40

RU-40

R-18

IX

SOUTH BROAD
NORTH COLONY
CIRCLE DR
NORTH LA
PARTRIDGE RUN
CIRCLE DR
FRANKS CT
ANGELA LANE
LUCY
BROOK CIR
FOOT CIR
SOUTH CURTIS ST
YALE AVE
WHISPERING PINES LIR
SPRUCE GLEN TER

ROBIN HILL APTS
WILBOR CROSS PKWY
NORTH MAIN ST EXT
OLD WOODS ROAD
NORTH MAIN ST
YALE AVE
TOWER DR
ENTERPRISE DRIVE
STERLING DR

BARNES RD
BARNES PARK RD NORTH
BARNES RD
FAIRFIELD BLVD
RESERVOIR DR
RESERVOIR DR
NORTH FARMS ROAD
ROUTE 68

PLAINS INDUSTRIAL RD
ROUTE 68
RTE 15
BOEY ST
CHURCH ST
US RTE 5
BARNES RD
NORTH MAIN ST EXT
YALE RD
BARNES INDUSTRIAL RD
ALEXANDER DR
THURSTON DR

JEFFERY DR
OLD PASTURE CT
STECOS DR
CATLIN ROAD
ICE POND RD
GRUBB RD
GIBB ROAD
FIELD ST
PENNY LANE
NUTMEG CT

BEAUMONT RD
BURNING WOOD DR
DELLA
RUE
RING DR
SADDLE BROOK DR
PROVON TOWN DR
COVENTRY CT
LEICESTER DR

100'

150'

400'

DAM
STEP BARB
SOUTH BROAD
NORTH COLONY
CIRCLE DR
NORTH LA
PARTRIDGE RUN
CIRCLE DR
FRANKS CT
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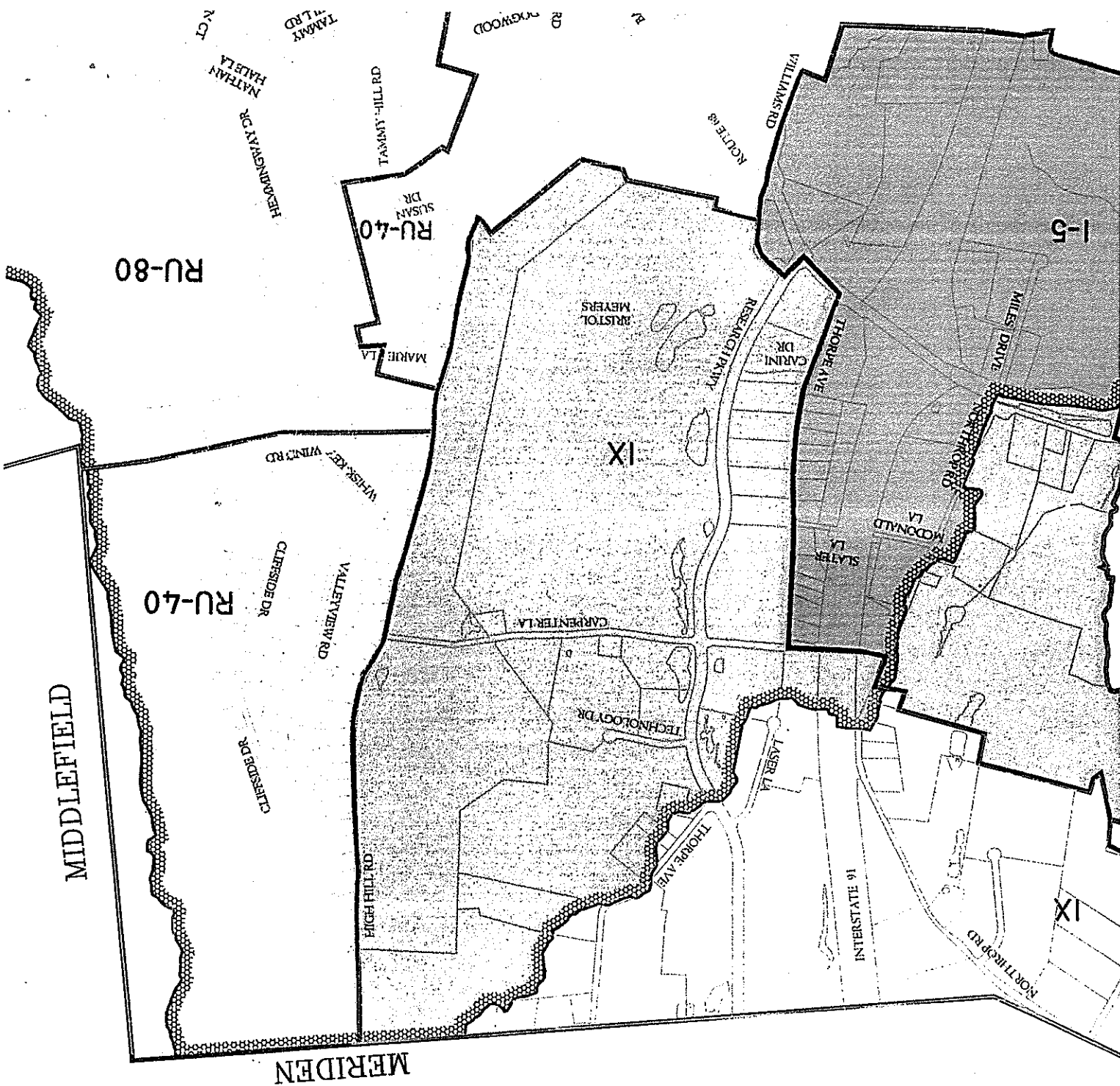
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RESERVOIR DR
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ROUTE 68

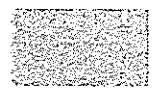
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BARNES INDUSTRIAL RD
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COVENTRY CT
LEICESTER DR

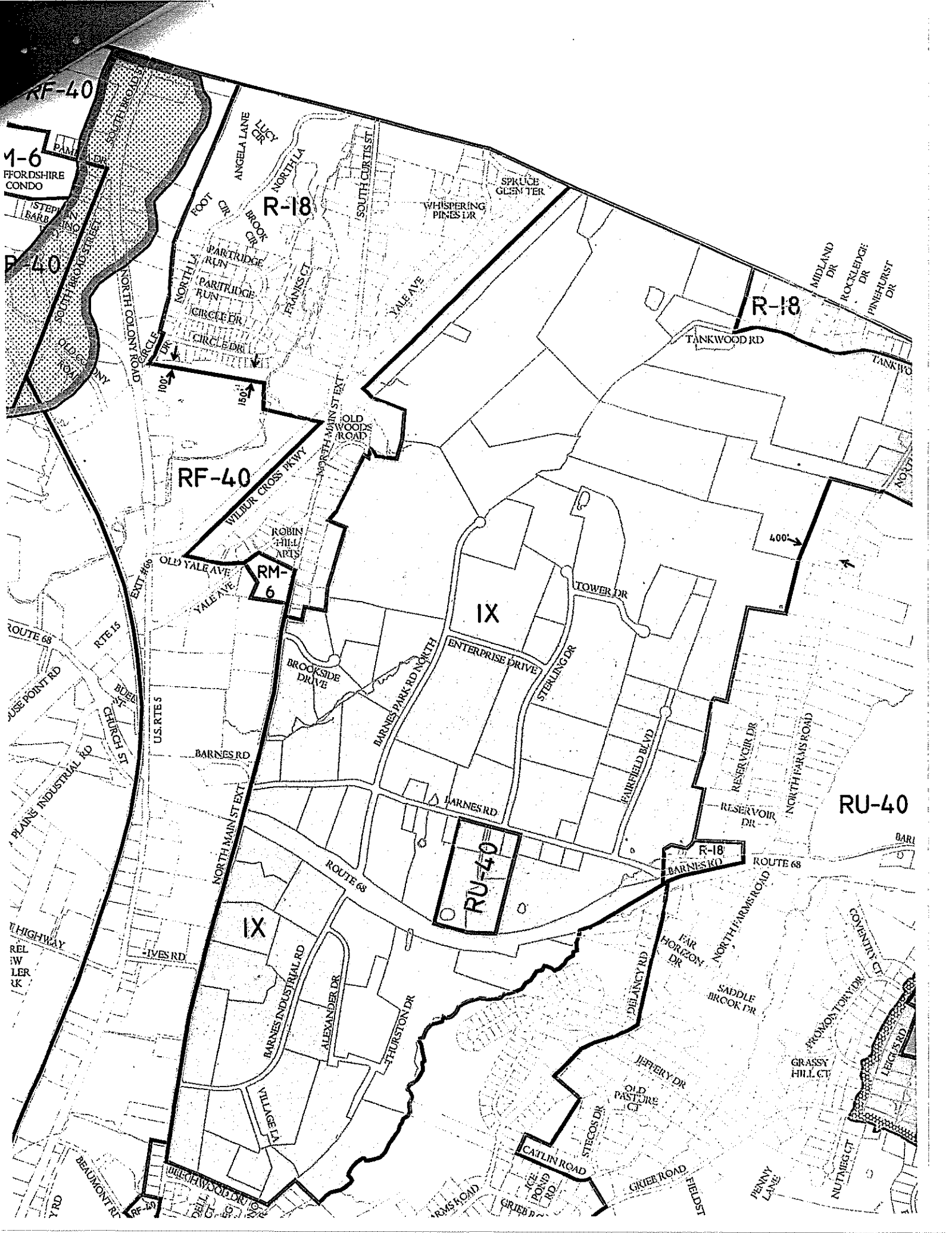


EXISTING ZONE I5
(INTERCHANGE DISTRICT)



EXISTING ZONE IX
(INDUSTRIAL EXPANSION DISTRICT)





4-6
FORDSHIRE CONDO

RF-40

R-18

RF-40

RM-6

IX

RU-40

R-18

RU-40

1-6

STEPHEN BARBER

SOUTH BROAD STREET

OLD YORK ROAD

ROUTE 68

PLAINS INDUSTRIAL RD

BUCK ST

CHURCH ST

US RTE 5

ROUTE 68

PLAINS INDUSTRIAL RD

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CHURCH ST

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PLAINS INDUSTRIAL RD

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CHURCH ST

US RTE 5

ROUTE 68

ANGELA LANE

LUCY DR

FOOT DR

BROOK CRT

NORTH LA

PARTRIDGE RUN

PARTRIDGE RUN

CIRCLE DR

CIRCLE DR

FRANKS CT

YALE AVE

WHISPERING PINES DR

SPRUCE GLEN TER

SOUTH CURTIS ST

YALE AVE

WILBUR CROSS HWY

ROBIN HILL ARTS

OLD YALE AVE

YALE AVE

ENTERPRISE DRIVE

BROOKSIDE DRIVE

BARNES PARK RD NORTH

BARNES RD

BARNES RD

STERLING DR

TOWER DR

FAIRFIELD BLVD

RESERVOIR DR

RESERVOIR DR

NORTH PARKS ROAD

OLD WOODS RD

NORTH MAIN ST EXT

WILBUR CROSS HWY

ROBIN HILL ARTS

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YALE AVE

ENTERPRISE DRIVE

BROOKSIDE DRIVE

BARNES PARK RD NORTH

BARNES RD

BARNES RD

STERLING DR

TOWER DR

FAIRFIELD BLVD

RESERVOIR DR

RESERVOIR DR

NORTH PARKS ROAD

ROUTE 68

BARNES RD

ROUTE 68

DELANCY RD

FAR HORIZON DR

NORTH PARKS ROAD

SADDLE BROOK DR

JEFFERY DR

OLD PASTURE CT

STECOS DR

CATLIN ROAD

GRIBB ROAD

FIELD ST

MIDLAND DR

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