



**Wallingford Public Access Association, Inc**  
128 Center St  
Wallingford CT 06492

*Public access helps bring private  
citizens into public life. Participate.*

OCT 8, 2009

Wallingford Planning & Zoning Commission  
45 South Main Street, Room #G-40  
Wallingford, Connecticut 06492

Re: Special Permit to modify permitted use of 28 So. Orchard St. from grandfathered Commercial as Retail (4.5.B9) to use by non-profit corporation (4.5.B1)

Dear Commissioners:

In compliance with 7.5 C Wallingford Zoning Regulations, please accept this application for Special Permit for consideration of a zoning/use change for the building at 28 So. Orchard St. In a 08.21.2009 Zoning Compliance Letter this property is described as follows: in an R-6 (Residential) zone with retail use since 1957. This same letter states that use may be potentially converted to a different, less intensive non-conforming use, if a Special Permit for such use is granted.

Building Use: The most current leased use of '28 So. Orchard St.' was retail on 1<sup>st</sup> floor (Antique Center of Wallingford) and low impact manufacturing on the 2<sup>nd</sup> floor. These types of uses existed prior to the adoption of current Planning & Zoning Regulations. This application seeks to modify the grandfathered permitted use of this property to allow for use by Wallingford Public Access Association Inc. (WPAA) as a Community Building with facilities for television production.

Planned Use:

The 1<sup>st</sup> and 2<sup>nd</sup> floor is to be used by WPAA. The 1<sup>st</sup> floor would house the main office, conference room, large resource closet (storage of equipment that is loaned to citizens of Wallingford), a distribution room (hardware for cable and video casting), and handicap restroom and mechanicals room. The 2<sup>nd</sup> floor would have the primary television production facility studio, editing suites, green room, and kitchenette and handicap rest room.

At this time and the foreseeable future the WPAA Hours of Operation are 5-9 pm daily and by request on Saturday. The number of people on premise typically ranges from 1 to 5. WPAA has a monthly Board meeting. The nine member board meeting is open to the public. There is occasionally a television production with audience participation that would use on-street parking and public lots as is done today.

Thank you for providing this opportunity to improve upon our service to our community.

Sincerely,

Curt Huizenga  
Treasurer, WPAA

Attachment: Planned Use Summary, List of adjoining Properties, Plot Plan.

WPAA does not consider its regular use as incompatible with the neighborhood. WPAA is currently located 266 ft from this location at 128 Center St. WPAA currently leases this location. The 128 Center St. location has no designated parking as approved by P&Z Commission @ 2007.

**Planned Use Summary:**

WPAA does not intend to modify the exterior of the building except to make a handicap accessible ramp on the south side which currently has a deck like entrance.

Signage will conform to what is considered permissible by non-profits/service organizations and any restrictions established by the commission.

WPAA intends to update the building mechanicals and add bathroom facilities compliant with public use /health regulations on the 1<sup>st</sup> and 2<sup>nd</sup> floor.

WPAA will modify the access of 1<sup>st</sup> to 2<sup>nd</sup> floor with appropriate fire door.

WPAA does not have excessive or peak traffic uses.

**NOTE:**

In Nov. 2007 WPAA resolved to improve the organizations long-term sustainability and community presence with a future home/relocation by Jun 2010. The in-town building at the heart of the initiative remains targeted for demolition as the purchase bid by WPAA for 41 So. Main St. was denied. Information on this bid process is in the public record and describes a more extensive Community Building plan than is conceived of for the 28 So. Orchard St. location. The revised plan excludes the invitation to co-mingle resources with Government TV; therefore, any discrepancies in that plan as this application are based on that change.



**List of adjoining Properties to 28 So. Orchard:**

**Address**

24 So. Orchard  
32 So. Orchard  
17 So. Whittlesey Ave  
19 So. Whittlesey Ave  
31 So. Whittlesey Ave  
2 Center St.

**Owner**

Anthony J Milici  
John R. + Hilda Robichaud  
Salvatore Cosentino  
Gregorio H. Venegas  
Marion McQuire  
Town of Wallingford