

WALLINGFORD PLANNING & ZONING COMMISSION RECEIPTS

RECEIPTS

Wallingford Planning & Zoning Commission Meeting

Monday March 9, 2026

For

Monday, April 13, 2026

- | | |
|--|---------|
| 1. Special Permit/KSCGH Partners LLC/110 Leigus Road | #403-26 |
| 2. Subdivision/KSCGH Partners LLC/110 Leigus Road | #101-26 |
| 3. Change of Use/Nieves/2 North Main St | #304-26 |

SPECIAL PERMIT

#403-26

110 LEIGUS ROAD

KSCGH PARTNERS LLC

RECEIVED
MAR 06 2026
WALLINGFORD
PLANNING & ZONING

Base fee: \$550.00
Additional Fee: _____
Show Calculation for Additional fee: _____
Total Fee Submitted: _____

APPLICATION FOR SPECIAL PERMIT

*Application is for minor modification of Special Permit #428-05

APPLICATION NO.: 403-26

NAME OF APPLICANT: KSCGH Partners LLC DATE: March 6, 2026
(Please Print)

APPLICANT'S MAILING ADDRESS: C/O Agent: Meaghan Miles, Carmody Torrance Sandak & Hennessey LLP, 195 Church Street, New Haven, CT 06509-1950
PLEASE PRINT: (Street Address) (City) (State) (Zip)

E-MAIL ADDRESS: C/O Agent: MMiles@carmodylaw.com PHONE: (203) 252-2642

ZONING DISTRICT: W-1

INTEREST IN PROPERTY: OWN RENT _____ LEASE _____ OPTION TO BUY _____

OTHER (Please specify): _____
(Please Print)

OWNER OF PROPERTY: KSCGH Partners LLC
(Please Print)

LEGAL DESCRIPTION OF PROPERTY: 110 Leigus Road (a/k/a 108 Leigus Road)
STREET ADDRESS: _____
(Please Print)

Describe the existing and proposed use(s) of the property:\

Existing Use: Office Proposed Use: No change in use; request site plan modification to waive (reduce) parking requirement per Sec. § 4.10.D.3.a of the Zoning Regulations.

- NOTE: 1. A site plan must be submitted with this application (16 copies, **folded**).
2. A list of the names of the abutting property owners, including those across the street must be submitted.
3. Pursuant to 8-3d of the Connecticut General Statutes, A Special Permit is not effective until a copy thereof is filed on the land records. If this application is approved, in addition to the application fee, a \$60.00 fee will be required to cover this filing.
Checks should be made payable to "Town Clerk, Wallingford".

C/O Agent: Meaghan Miles
Applicant's Signature

C/O Agent: Meaghan Miles, Carmody Torrance Sandak & Hennessey LLP
Company Name if Applicable

FOR OFFICIAL USE:

Date Application Submitted: _____ Application Fee Paid: _____ Filing Fee Paid: _____

NOTE:

"Applicants before the Planning and Zoning Commission should be aware that said Commission cannot, and does not, regulate the traffic control signals, signs, markings and other safety devices which may be required by the Legal Traffic Authority (LTA) for the Town (Ref. C.G.S. 14-297, 14-298) as a result of the applicant's proposal. Improvements and/or conditions required by the LTA are an independent submission and approval process. The Town subscribes to the best practices of the Manual on Uniform Traffic Control Devices with consultation and guidance being provided by the Town Engineer. Any applicant obligations concerning the supply and installation of traffic control devices, or improvements and/or conditions that may be required by the LTA must be satisfied at the applicant's expense. Work performed pursuant to such requirements shall be fully completed, inspected and approved by the LTA or his designee, before applicant request Road Acceptance."

ALSO Does the proposed activity take place within a public water supply aquifer protection area or a watershed area? Please check maps posted in the Planning Office to make that determination. If so, you must notify the State Dept. of Public Health and the affected Water Authority. Ask staff for the necessary forms and address information. This notice requirement is effective October 1, 2006 and is required by Public Act 06-53.

!!!! THE APPLICANT, OR THEIR REPRESENTATIVE, MUST BE PRESENT AT EACH PZC MEETING AT WHICH THEIR APPLICATION WILL BE HEARD !!!!

Revised: November 2021

PLEASE NOTE: Any development, or re-development, that disturbs one (1) acre of land or more, requires authorization from the CT DEEP through the CT DEEP General Permit for the discharge of stormwater and dewatering wastewaters associated with construction activities.

The Stormwater Pollution Control Plan submitted to the CT DEEP in association with this permit must be provided by the applicant to the Town upon request.

SUBMITTAL REQUIRMENTS:

One (1) copy of the application

Sixteen (16) copies of the site plan and any correspondence being submitted with the application

Check for the application fee, which includes the State fees (no separate check is required)

If you are submitting a stormwater drainage report two (2) copies are required

If you are submitting an engineering report two (2) copies are required

If a Traffic Study is required you must submit two (2) complete studies along with sixteen (16) summary studies

ALL MAPS MUST BE FOLDED BEFORE SUBMITTING

March 6, 2026

VIA HAND DELIVERY

Kevin Pagini
Town of Wallingford
45 South Main Street
Wallingford, Connecticut 06492

**Re: Application for Minor Modification to Special Permit #428-05
110 a/k/a 108 Leigus Road, Wallingford, Connecticut**

Dear Mr. Pagini:

My firm represents KSCGH Partners LLC (“KSCGH”), the owner of property known as 110 a/k/a 108 Leigus Road, Wallingford, Connecticut (the “Property”). The Property is 105± acres, of which 44± acres is improved with a large office development consisting of a 302,729 SF commercial office building, 1,450 parking spaces, and related improvements. The remaining 61± acres of the Property is undeveloped.

The office development was constructed pursuant to Special Permit #428-05 approved on March 27, 2006 (the “Approval”), which consisted of a site plan and special permit approval. As is further described in the enclosed application narrative, the Applicant is requesting to modify the Approval to permit a parking waiver pursuant to § 4.10.D.3.a. of the Zoning Regulations; specifically, to require the provision of only 1,001 parking spaces for office development going forward. The Applicant submits that this modification is a minor modification in accordance with § 7.5.H.

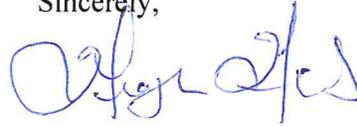
In connection with this request, enclosed please find five (5) copies of the following materials:

- Subdivision Application Form;
- Check in the amount of \$550.00 representing the application fee;
- Letter of Authorization from the applicant and property owner, KSCGH Partners LLC;
- Application Narrative;
- Subdivision plan titled "Subdivision Map Campus at Green Hill Prepared For KS Partners # 110 Leigus Road (Also Known As # 108 Leigus Road) Wallingford, Connecticut," dated January 30, 2026, prepared by SLR; and

- Existing conditions plan titled "Existing Conditions Campus at Green Hill 110 Leigus Road (Known as 108 Leigus Road) & Barnes Road (Route 69) Wallingford, Connecticut," dated March 2, 2026, prepared by SLR;
- Site plan titled "Site Plan Campus at Green Hill 110 Leigus Road (Known as 108 Leigus Road) & Barnes Road (Route 69) Wallingford, Connecticut," dated March 5, 2026, prepared by SLR; and,
- Plan sheet titled "Figure 1 — Site Plan Campus at Green Hill 110 Leigus Road (Known as 108 Leigus Road) & Barnes Road (Route 69) Wallingford, Connecticut," dated March 2, 2026, prepared by SLR (size 11"x17").

As always, thank you for your time and attention to this application. I look forward to reviewing this request at the Commission's next available meeting.

Sincerely,



Meaghan M. Miles

Enclosures.

cc: Kambiz Shahbazi
Tom Daly

NARRATIVE Parking Waiver

The applicant, KSCGH Partners LLC (“KSCGH”), respectfully requests to modify Special Permit #428-05, a historic Special Permit and Site Plan approval for a large commercial office development on its property known as 110 a/k/a 108 Leigus Road, Wallingford (the “Property”), to reduce the required number of parking spaces for the development to 1,001 spaces in accordance with § 4.10.D.3.a of the Zoning Regulations.

I. The Property & Special Permit #428-05

The Property is 105± acres (4,609,220± SF) with primary frontage on Leigus Road, and frontage on other roadways including CT Interstate 91 and Barnes Road (CT Rt. 68). It is zoned Watershed Interchange District (“W-I”) and within the Watershed Protection Overlay District (“WPD”).

This large parcel is improved with a 289,000± SF commercial office building, 1,450 parking spaces and related improvements constructed circa 2007 (the “Office Development”). The Office Development was constructed pursuant to Special Permit #428-05 approved on March 27, 2006 (the “Approval”), consisting of site plan and special permit approval for the construction of the commercial office building with 1,416 parking spaces in the I-5 zone, the former zoning map designation for the Property.

The Office Development is constructed on roughly 44± acres on the northwestern portion of the Property; the remaining acreage of the Property is undeveloped. The Property has been financially distressed for some time, and the Office Development is significantly underutilized with the majority of the tenant space vacant. The Applicant recently purchased the Property at auction from a court-appointed receiver in January 2026.

II. Parking Waiver Request

Concerning parking, the approved site plan set for the Approval notes that 1,219 parking spaces were required for the construction of 304,540 SF of office space (parked at 1 space per 250 SF of floor area or 4 spaces/1000 SF), and that 1,416 spaces were to be provided. Today, a recent survey of the Property indicates that there are 1,450 parking spaces, with an area reserved for the construction of another 300 spaces. A recent survey of the building indicates that gross floor area equates to 288,795± SF, requiring 1,156 parking spaces under current regulations (still required at 1 space per 250 SF of floor area).

Nearly two decades of use of the Office Development has confirmed that it is significantly over-parked. For years, the owner has restricted access to over 600 spaces as unnecessary to support tenant demand, particularly as the nature of corporate office work has dramatically changed with the transition to a hybrid model over the last six (6) years.

Current regulations for the W-I now permit the Commission to grant a waiver of up to 75% of the required parking area subject to conditions pursuant to § 4.10.D.3.a. of the Zoning Regulations. The Applicant accordingly requests to modify the Approval pursuant to this section to require the provision of 1,001 spaces for the Office Development going forward. This is a reduction of 13.5% from the current requirement, or 29.4% from amount approved.

The Applicant submits that a waiver is appropriate for the following reasons:

- Years of actual use of this Office Development have established that it is significantly over-parked and the provision of 1,156 parking spaces is unnecessary. To note, the applicant requests to reduce the parking requirement to 1,001 spaces when actual use has been significantly less than that amount.
- A parking ratio of 3 spaces/1,000 SF reflects the current parking demand for office space both at the Property and Statewide. Pursuant to actual recent counts at the Property on its busiest day, as well as the demand at other office developments owned by the Applicant, average demand is generally lower.
- This waiver will enable a subdivision of the Property to position the existing surplus parking on a separate, adjacent lot, with parking rights retained for the Office Development via easement. Subdivision will facilitate the creation of new parcels for economic development, additional tax revenue, and capital investment into the Office Development under its new ownership to support full tenancy as a multi-tenant office development.
- This request complies with § 4.10.D.3.a for the following reasons:
 - Following subdivision, the owner of the Office Development will maintain a right to use more than 155 of the existing parking spaces pursuant to a parking easement following subdivision, therefore satisfying the requirement that an area equal to the space required for such parking, topographically suited for parking and in addition to the minimum open space requirement shall be reserved at the site, here reserved for the site via easement.
 - Any later use of the reserved parking area would still allow for compliance with open space requirements, reflecting existing conditions.
- Issuance of this waiver supports the continued compliance of this development with the special permit standards outlined in § 7.5.B.1, as it will support the continued success of the Office Development while meeting actual known parking demand. To note, under current regulations, office use is permitted with site plan approval, indicating a recognition that modern office development is an appropriate use for this site and harmonious with the surrounding neighborhood, and assessment of special permit standards is no longer required.

III. Request is Minor Modification to the Approval

The Applicant submits that this modification is a minor modification in accordance with § 7.5.H of the Regulations because (1) it is in the public interest to support the economic success of the Office Development as well as the efficient use of surface parking areas, and (2) the request is minor in nature and does not materially alter the Approval because, historically, the special permit was required and issued for use of the property (office), and this request does not change that approved use. This waiver requests a modest and reasonable revision to the parking requirements for the development going forward to reflect existing conditions, meet the actual parking demand for office tenants going forward, and make unused parking areas on the Property available for economic development.

February 27, 2026

Town of Wallingford Planning & Zoning Commission
Kevin Pagini, Town Planner
45 South Main Street
Wallingford, CT 06492

**RE: Land Use Applications for 110 Leigus Rd. (also known as 108 Leigus Rd.)
Letter of Authority**

Dear Mr. Pagini:

KSCGH Partners LLC is the owner of 110 Leigus Rd. (also known as 108 Leigus Rd.) (the "Property"). Please consider this letter as written confirmation that the undersigned has authorized the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 195 Church Street, New Haven, CT 06510 to file the enclosed land use applications with the Town of Wallingford in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

KSCGH PARTNERS LLC

A handwritten signature in blue ink, appearing to read "K. Shahbazi", is written over a solid black horizontal line.

By: Kambiz Shahbazi, President
Duly Authorized

SUBDIVISION

#101-26

110 LEIGUS ROAD

KSCGH PARTNERS LLC



RECEIVED
MAR 06 2026
WALLINGFORD
PLANNING & ZONING

Base Fee: \$400.00
(Over 3 lots, add \$100.00 per lot)
Additional Fee:
Show Calculation For Additional Fee:
Total Fee Submitted:

APPLICATION FOR SUBDIVISION/RESUBDIVISION APPROVAL

[X] SUBDIVISION [] RESUBDIVISION
Please check type of application that applies

Application No.: 101-26

Name of Applicant: KSCGH Partners LLC Date: March 6, 2026
(Please Print)

C/O Agent: Meaghan Miles, 195 Church Street,
Mailing Address: New Haven, CT 06510 Phone: 203-252-2642

E-Mail Address: C/O Agent: MMiles@carmodylaw.com

Interest in Property: Own [X] Option to Buy [] Other [] (Please Specify)

Name of Property Owner: KSCGH Partners LLC
(If different than applicant)

Mailing Address: C/O Agent: Meaghan Miles, 195 Church Street, New Haven, CT 06510

Name of Surveyor: SLR Phone: 203-271-1773

Mailing Address: 99 Realty Drive, Cheshire, CT 06410

Name of Engineer: SLR Phone: 203-271-1773

Mailing Address: 99 Realty Drive, Cheshire CT 06410

Name of Subdivision: Campus at Green Hill Location of Subdivision: 110 Leigus Road (a/k/a 108 Leigus Road)

Total Number of Acres 105.813 Acres Total Number of Acres this Section 105.813 Acres Total Lots Proposed 4 Number of Lots This Section 1

Type of Sewage Disposal Sewer Type of Water Supply Public System

The undersigned hereby requests Commission approval of the above-named subdivision and agrees, in consideration for said approval, to fulfill the requirements of the Town of Wallingford Subdivision Regulations, to carry out the improvements agreed upon and intended by said approval and to make no changes whatsoever in the approved plans unless a revised plan has been submitted to, and approved by, the Commission

C/O Agent: Meaghan Miles
Applicant Signature

Meaghan Miles, Attorney General, Carmody Torrance Sandak & P
Company Name (If Applicable)

For Official Use:
Application Submitted: Application Fee Paid: Forwarded for Review:

NOTE: "Applicants before the Planning & Zoning Commission should be aware that said Commission cannot, and does not, regulate the traffic control signals, signs, markings and other safety devices which may be required by the Legal Traffic Authority (LTA) for the Town (Ref. C.G.S. 14-297, 14-298) as a result of the applicant's proposal. Improvements and/or conditions required by the LTA are an independent submission and approval process. The Town subscribes to the best practices of the Manual on Uniform Traffic control Devices with consultation and guidance being provided by the Town Engineer. Any applicant obligations concerning the supply and installation of traffic control devices, or improvements and/or conditions that may be required by the LTA must be satisfied at the applicant's expense. Work performed pursuant to such requirements shall be fully completed, inspected and approved by the LTA or his designee, before applicant requests Road Acceptance."

Revised: November 3, 2009

March 6, 2026

VIA HAND DELIVERY

Kevin Pagini
Town of Wallingford
45 South Main Street
Wallingford, Connecticut 06492

**Re: Application for Subdivision
110 a/k/a 108 Leigus Road, Wallingford, Connecticut**

Dear Mr. Pagini:

My firm represents KSCGH Partners LLC ("KSCGH"), the owner of property known as 110 a/k/a 108 Leigus Road, Wallingford, Connecticut (the "Property"). The Property is 105± acres, of which 44± acres is improved with a large office development consisting of a 289,000± SF commercial office building, 1,450 parking spaces, and related improvements. The remaining 61± acres of the Property is undeveloped.

On behalf of KSCGH, enclosed please find a subdivision application to divide the Property into four (4) lots. No site work is proposed in connection with subdivision and existing conditions are to be maintained. At this time, the subdivision will facilitate the creation of new parcels for economic development, additional tax revenue, and capital investment into the Office Development under its new ownership to support full tenancy as a multi-tenant office development.

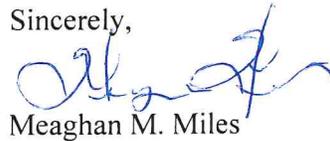
In connection with this request, enclosed please find six (6) copies of the following materials:

- Subdivision Application Form;
- Check in the amount of \$500 representing the application fee;
- Letter of Authorization from the applicant and property owner, KSCGH Partners LLC;
- Application Narrative;
- Subdivision plan titled "Subdivision Map Campus at Green Hill Prepared For KS Partners # 110 Leigus Road (Also Known As # 108 Leigus Road) Wallingford, Connecticut," dated January 30, 2026, prepared by SLR; and

- Existing conditions plan titled "Existing Conditions Campus at Green Hill 110 Leigus Road (Known as 108 Leigus Road) & Barnes Road (Route 69) Wallingford, Connecticut," dated March 2, 2026, prepared by SLR;
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- Plan sheet titled "Figure 1 — Site Plan Campus at Green Hill 110 Leigus Road (Known as 108 Leigus Road) & Barnes Road (Route 69) Wallingford, Connecticut," dated March 2, 2026, prepared by SLR (size 11"x17").

As always, thank you for your time and attention to this application. I look forward to reviewing this request at the Commission's next available meeting.

Sincerely,



Meaghan M. Miles

Enclosures.

cc: Kambiz Shahbazi
Tom Daly

NARRATIVE Subdivision

The applicant, KSCGH Partners LLC (“KSCGH” or the “Applicant”), respectfully requests approval to divide the property known as 110 a/k/a 108 Leigus Road, Wallingford (the “Property”) into four (4) lots. No site work is contemplated in connection with subdivision and existing conditions are to be maintained.¹

I. The Property

The Property is 105± acres (4,609,220± SF) with primary frontage on Leigus Road, and frontage on other roadways including CT Interstate 91 and Barnes Road (CT Rt. 68). It is zoned Watershed Interchange District (“W-I”) and within the Watershed Protection Overlay District (“WPD”).²

This large parcel is improved with a 289,000± SF commercial office building, 1,450 parking spaces and related improvements constructed circa 2007 (the “Office Development”). The Office Development is constructed on roughly 44± acres on the northwestern portion of the Property; the remaining acreage of the Property is undeveloped. The Property has been financially distressed for some time, and the Office Development is significantly underutilized with the majority of the tenant space vacant. The Applicant recently purchased the Property at auction from a court-appointed receiver in January 2026.

II. Proposed Subdivision

The Applicant intends to subdivide the Property into four (4) lots as reflected on the attached subdivision plan titled “Subdivision Map Campus at Green Hill Prepared For KS Partners #110 Leigus Road (Also Known As #108 Leigus Road) Wallingford, Connecticut,” dated January 30, 2026, prepared by SLR (the “Subdivision Map”). No site work is proposed in connection with subdivision and existing conditions are to be maintained. At this time, the subdivision will facilitate the creation of new parcels for economic development, additional tax revenue, and capital investment into the Office Development under its new ownership to support full tenancy as a multi-tenant office development.

The proposed four (4) lots comply with the Zoning Regulations and can be summarized as follows³:

¹It is the Applicant’s understanding that there is no prior subdivision of the Property in effect. A subdivision application was approved by the Commission on September 14, 1987, however a notice that such approval had expired pursuant to General Statutes § 8-26c for failure to complete work was filed on the land records on April 14, 1998. The Commission also approved a subdivision application on July 10, 2005, however this application was a review and approval of a “first cut” lot split from one lot to two lots and not a subdivision as defined under the Subdivision Regulations.

²Approximately 20± acres of the Property is wetlands. A companion application was filed with the Town of Wallingford Inland Wetlands & Watercourses Commission on March 2, 2026, in accordance with General Statutes § 8-26(e).

³A zoning table depicting compliance with the Zoning Regulations for the W-I district is included on the Subdivision Map. This zoning table reflects a pending companion application for a special permit modification to waive the requirement for 155 parking spaces (out of a total of 1,156) for the Office Development in order to ensure that all spaces required for the Office Development under the Zoning Regulations are provided exclusively on Lot A.

3.6.26

- **Lot A:** 38.5± acres (1,670,405± SF), fronting on Leigus Road and Barnes Road, consisting of the Office Development. The lot will be a fully developed site. Easements are proposed to permit continued use of a surplus parking area on Lot D, and to require continued maintenance of a stormwater detention basin on Lot D, as described below.
- **Lot B:** 12.4± acres (541,095± SF), fronting on Barnes Road and Miles Drive, and undeveloped. Approximately 2.2± acres of the lot will contain wetlands, with 10.2± remaining available for development. Access to the site is feasible from Miles Drive without future impacts to wetlands on the lot.
- **Lot C:** 21.6± acres (940,355± SF), fronting on Miles Drive and I-91, and undeveloped. Approximately 6.4± acres of the lot will contain wetlands (including portions within the FEMA 100-year floodplain), with 15± acres remaining available for development and out of the floodplain. Access to the lot is feasible from Miles Drive without future impacts to wetlands on the lot or requiring development in the floodplain.
- **Lot D:** 33.4± acres (1,457,365± SF), fronting on Grieb Road, consisting of 496 existing parking spaces with a detention basin, and otherwise undeveloped:
 - The parking area on Lot D, while constructed to serve the Office Development, has been gated off and unused for years. Of the 495 parking spaces, only 155 are required under the current Zoning Regulations, and KSCGH has filed a companion application to modify its Special Permit for the Office Development to waive the requirement for the provision of those 155 spaces going forward (with 1,001 spaces remaining available as required on Lot A). Following approval of this waiver, this surplus parking area can be fenced off and unused pending approval of future development of Lot D, reflecting existing conditions. The existing detention basin will be used and maintained by the owner of Lot A pursuant to a drainage easement agreement to be recorded in connection with subdivision approval.
 - Approximately 6.3± acres of Lot D is wetlands. With the existing parking and drainage infrastructure, approximately 20.7± acres remain available for development. Recognizing that access to Lot D is not feasible from Miles Drive or Grieb Road without potential impacts to wetlands or rights held by others in title, access to Lot D is proposed from Miles Drive by way of an access easement over existing driveway infrastructure on Lot A.

Following subdivision, the intent is to market the undeveloped lots for new development. Any such future development will require permits from the Planning & Zoning Commission because all new uses in the W-I require site plan and/or special permit approval,⁴ and site plan approval is also required throughout Wallingford for all non-residential uses of land and new residential uses requiring four (4) or more parking spaces.⁵ Additionally, the underlying zoning regulations are designed to protect and maintain environmental resources; for example, the W-I requires each parcel to maintain 50% open space, the WPD sets stringent stormwater, landscaping and parking requirements to ensure

⁴See Zoning Regulations § 4.10.B-F. The exception is mobile food vendor which is permitted with a zoning permit.

⁵Zoning Regulations § 7.1.A.

3.6.26

protection of the watershed, and all future development will likely undergo stringent review from the Inland Wetlands & Watercourses Commission to ensure protection of the ample wetlands on each lot.

The proposed subdivision is also in accordance with and furthers the Town's goals for economic development found in the Town of Wallingford Plan of Conservation and Development ("POCD"), including the goals to "attract new businesses to key industrial areas," and "allow additional uses to reflect current market demands and/or cultivate a niche industry cluster based on existing businesses,"⁶ both listed as "highest" priority items of the POCD.

⁶POCD, p.46-47.

February 27, 2026

Town of Wallingford Planning & Zoning Commission
Kevin Pagini, Town Planner
45 South Main Street
Wallingford, CT 06492

**RE: Land Use Applications for 110 Leigus Rd. (also known as 108 Leigus Rd.)
Letter of Authority**

Dear Mr. Pagini:

KSCGH Partners LLC is the owner of 110 Leigus Rd. (also known as 108 Leigus Rd.) (the "Property"). Please consider this letter as written confirmation that the undersigned has authorized the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 195 Church Street, New Haven, CT 06510 to file the enclosed land use applications with the Town of Wallingford in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

KSCGH PARTNERS LLC



By: Kambiz Shahbazi, President
Duly Authorized

CHANGE OF USE

#304-26

2 NORTH MAIN STREET

SARA NIEVES



Pd Cash \$150.00

RECEIVED

FEB 17 2025

WALLINGFORD PLANNING & ZONING

APPLICATION FOR CHANGE OF USE

FEE: \$250.00 (If approved Administratively, Fee is \$150.00)

APPLICATION NO.: 304-26

NAME OF APPLICANT: Sara Wieves DATE:

ADDRESS: 254 Quinnipiac St, Wallingford 06495 City State Zip

PHONE: 203-609-2002 E-MAIL ADDRESS: Sara.stortazzi@gmail.com

INTEREST IN PROPERTY: OWN [] RENT [x] LEASE [] OPTION TO BUY []

OTHER (Please Specify):

LOCATION OF BUILDING: Center St, Wallingford 2 North Main St

FORMER USE: Am building - old TD Bank

INTENDED USE: food sales, empanadas etc.

LOT SIZE: 11 acres ZONING DISTRICT:

PARKING SPACES:

PLEASE NOTE: A SITE PLAN SHOULD BE SUBMITTED WITH THIS APPLICATION.

BY: [Signature] Applicant's Signature

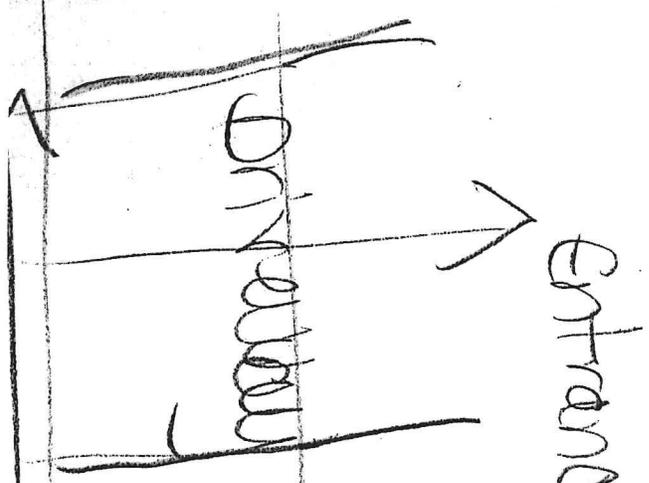
mmpandas by Sara Company Name (If Applicable)

FOR OFFICIAL USE:

Date Application Received: Filing Fee Paid: Forwarded for Review:

Comments:

Ample parking



store
- fryer
- refrigerator
(placed accordingly)

counter top

door
back

Windows
for ventilation

Windows
Front

Sidewalk

Corridor street

-Exit

The business will be a small, focused empanada restaurant offering freshly made, high quality empanadas with a limited but flavorful menu. The concept emphasizes efficiency, consistency, and affordability while maintaining authentic and delicious flavors. The restaurant will operate with a maximum of three employees and minimal equipment to keep overhead costs low. Service will be strictly takeout. The goal is to create a profitable, streamlined operation with strong local appeal and the ability to scale in the future.

8:03

LTE

April 25, 2025

10:02 AM

vern On Main



Body and Soul Day Spa

Jjn Financial Networks

CENTER ST

AQI 54



