

Agenda
Wallingford Planning and Zoning Commission
Monday December 8, 2025
7:00 p.m.
Robert F. Parisi Council Chambers
Town Hall - 45 South Main Street

Call to Order
Pledge of Allegiance
Roll Call
Consideration of Minutes- November 10, 2025

PUBLIC HEARINGS

1. Special Permit/City of Meriden/143 Hanover Street #405-25

PUBLIC DISCUSSION

2. Plan of Conservation and Development introduction by consulting firm Colliers Engineering & Design

BOND RELEASE

3. Ferti Technologies/155 East St.
4. Sunwood Development Corp./288 North Main St.
5. Sunwood Development Corp./292 North Main St.

REPORTS OF OFFICERS AND STAFF

6. Administrative Approvals-
330 North Colony St./Kollie #313-25

7. ZBA November Decisions
8. ZBA Notice

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

Staff Notes
Wallingford Planning & Zoning Commission Meeting
Monday, December 10, 2025

1. #405-25 – Fill and Excavation Special Permit – City of Meriden Public Works Department

- Fill and excavation Special Permit request to stockpile fill and materials for use in roadway construction for the City of Meriden Public Works Department at the south end of the Meriden Markham Airport
- No materials being stockpiled are hazardous or fall under a regulated activity under the Aquifer Protection District Regulations
- Materials will be stored in 3 sided concrete bins and will not exceed 15,000 cubic yards of total fill on site
- The operation has been under way without a permit, but the City has been actively working to submit an application and is committed to doing whatever is required by the Commission to legalize this material stockpiling operation.

Also, Colliers Engineering and Design will be giving a presentation to the Commission regarding the Plan of Conservation and Development process and introduction to the team members.

RECOMMENDED MOTIONS
Wallingford Planning & Zoning Commission Meeting
Monday, December 8, 2025

1.Special Permit/City of Meriden- Public Works #405-25

Special Permit request for excavation and filling of land for material storage at 143 Hanover Street on plans entitled "Special Permit Application – Material Handling Area" dated 8/20/2025 subject to:

1. Comments from Environmental Planner, Erin O'Hare dated 11/24/2025
2. Comments from Senior Engineer, Tom Flannery Water and Sewer Division dated 10/30/2025
3. That an anti-tracking pad construction entrance is added to the final site plans to ensure that no dust or dirt is being tracked into Hanover Street
4. Six (6) copies of final plans forwarded to the Planning and Zoning office



Town of Wallingford, Connecticut

JAMES SEICHTER
CHAIRMAN-PLANNING & ZONING COMMISSION

KEVIN J. PAGINI
TOWN PLANNER

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2090
FAX (203) 294-2095

Legal Notice

The following Public Hearings will be heard at the Wallingford Planning and Zoning Commission's meeting on **Monday, December 8, 2025**, at 7:00 p.m. in the Robert F. Parisi Council Chambers of Town Hall located at 45 South Main Street.

1. **#405-25**- Special Permit request for the City of Meriden to operate a material storage area at the south end of the Meriden Markham Airport – R-18 Residential District

WALLINGFORD PLANNING AND ZONING COMMISSION

STEVEN ALLINSON, SECRETARY

DATED AT WALLINGFORD
11/18/2025

PUBLICATION DATES
11/25/2025
12/02/2025

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

Wallingford Planning & Zoning Commission
Regular Meeting
Monday, November 10, 2025
7:00 p.m.
Robert F. Parisi Council Chambers – Town Hall
Town Hall – 45 South Main Street
MINUTES

Chairman Seichter called the meeting to order at approximately 7:00 p.m.

The Pledge of Allegiance was recited by all.

Roll Call: Present: James Seichter, Chair; J.P. Venoit, Vice Chair; James Fitzsimmons, Regular Member; Jeffrey Kohan, Regular Member; Joseph Sanders, Alternate; Bryan Rivard, Alternate; Kevin Pagini, Town Planner; and Cheryl-Ann Tubby, Recording Secretary by livestream. Also in attendance was Janis Small, Corporation Counsel.

Consideration of Minutes –September 8, 2025, Regular Meeting

Commissioner Venoit: Motion to approve the Minutes of Monday, September 8, 2025, Meeting of the Wallingford Planning and Zoning Commission as submitted.

Commissioner Fitzsimmons: Second
Vote: Unanimous to approve.

Chairman Seichter noted that the following agenda items will not be heard tonight.

1. PUBLIC HEARING – Special Permit/City of Meriden/143 Hanover Street #405-25

Chairman Seichter noted that Commissioner Sanders will be voting tonight.

PUBLIC HEARINGS

2. Text Amendment – Family Child Care Home and Group Child Care Home #903-25

Commissioner Fitzsimmons read the legal notice and noted the correspondence. Proposed amendment to the Town of Wallingford Zoning Regulations to allow Family Child Care Homes in compliance with CGS §8-3j by amendments to Section 2.2 and creation of a new Section 6.39.

Correspondence included draft Text Amendment Section 6.39, Letter to Town Clerks of Cheshire, Durham, Hamden, Meriden, Middlefield, North Branford and North Haven, from Kevin Pagini, Town Planner, dated October 9, 2025, and staff referral report from Emely Ricci, Naugatuck Valley Council of Governments, to Wallingford Planning & Zoning Commission, the Mayor, the Town Planner and Zoning Enforcement Officer, dated November 4, 2025.

Mr. Pagini explained that we need to be in compliance with Statute 8-3j, which requires us to allow Family Child Care Homes and Group Child Care Homes in all residential districts. Two new definitions are proposed along with a new section.

Chairman Seichter asked about the Group Child Care Homes. Could people live there full-time? Mr. Pagini agreed that it appears to allow full-time. Chairman Seichter clarified that it would be not less than 7 or more than 12 unrelated on a regular basis. Does the State license them and then is responsible for periodic inspections? Mr. Pagini replied that the State does the inspections, but isn't sure about the process.

Commissioner Fitzsimmons asked if the Group Child Care Home could be in a commercial site? Mr. Pagini stated that the wording came from the State definitions. Atty. Small stated that the purpose is to bring us into compliance with the statute. She is satisfied that the language meets what we are required to do.

Chairman Seichter clarified that we are approving language that the State requires. Atty. Small confirmed.

Commissioner Rivard noted that the State statute defines various other types of care as well. As long as we stated that it has to be licensed and meet the statute contents, it should be sufficient.

Commissioner Sanders asked about the wording for Family Child Care Home. Mr. Pagini replied that the wording is directly from the State Statute. Does a blended family with six or seven children below school age fall within this definition and result in the town having enforcement requirements? He asked what 'all of them are permitted' means.

Chairman Seichter asked if we are required to approve this by December 1st. Mr. Pagini confirmed. He stated that if the amendment is exactly what the State requires, he is comfortable approving it. He agrees that the Town needs some clarification.

PUBLIC COMMENT

None

Hearing no public comment, Chairman Seichter called for a motion to close the public hearing.

Commissioner Venoit: Motion to close the public hearing for application # 903-25 Text Amendment Family Child Care Home and Group Child Care Home.

**Commissioner Fitzsimmons: second
Vote: Unanimous**

Commissioner Venoit: Motion to approve application #903-25, Zoning Text Amendment to Section 2.2 and addition of Section 6.39 to comply with CGS§8-3j on language dated October 9, 2025, because it brings our zoning regulations into compliance.

Commissioner Fitzsimmons: second

Vote: Kohan – yes; Fitzsimmons – yes; Venoit – yes; Sanders – yes; Chairman Seichter – yes.

The application is approved.

3. Executive Session pursuant to CGS § 1-225(f) & § 1-200(6)(B), to discuss 1136 Durham Road – Sunwood v. Planning & Zoning Commission

Commissioner Venoit: Motion to move to Executive Session at 7:15 pm pursuant to CGS §1-225(f) & § 1-200(6)(B) to discuss Sunwood v. Planning & Zoning Commission.

Commissioner Fitzsimmons: Second

Vote: Unanimous

Chairman Seichter declared the return to the regular meeting at 7:46 pm. He called for action regarding application 102-24 in accordance with the court decision.

Commissioner Venoit: Motion to approve application #102-24 Sunwood Development Corp. – 1136 Durham Road. In accordance with the Court decision issued in Sunwood v. Planning and Zoning Commission, Docket No. HHD-CV24-6192211-S, Approval for a re-subdivision and site plan approval request for Sunwood Development Corp. under General Statutes 8-30g to construct a 13-lot residential development at 1136 Durham Rd. on plans entitled “The Cozy Corner an 8-30g Subdivision” dated January 24, 2024, and revised to July 1, 2024, subject to:

1. All comments from the Fire Marshal’s office
2. All comments from the Town Planner
3. All comments from the Town Engineer, Alison Kapushinski, excepting those comments relating to the intersection separation distance, which were overruled by the Superior Court
4. All comments from Scott Shipman, Senior Engineer, Water and Sewer Division
5. All comments from the Environmental Planner, Erin O’Hare
6. Memo from the Chief of Police, dated 8/9/2024
7. Memo from the Acting Fire Chief dated 8/9/2024
8. Submission of draft covenants for all easements associated with this subdivision to the Wallingford Town Planner prior to the issuance of any building permits. Including but not limited to: Declaration of Covenants and restrictions for the storm drainage system, Drainage easement in favor of the proposed homeowner’s association, declaration of private sanitary sewer easements and electrical easements, declaration of sight line easements, and declaration of snow storage easement.
9. All final easements must be filed and approved by the Town prior to any lot being sold or issuance of any Certificate of Occupancy.
10. That the Town Engineer and Town Planner are notified when construction is to begin.
11. Inspection of all erosion and sediment controls by the Environmental Planner and the Town Planner before construction is commenced.

12. An Erosion and Sediment Control bond in the amount of \$35,500.
13. A Road improvement bond in the amount of \$357,000 posted in accordance with CGS § 8-25. If the applicant posts the bond in accordance with § 8-25(d)(1), the following language shall be added to the stamped subdivision plan, filed on the land records: No lot shall be transferred to a buyer before any required financial guarantee is posted or before the approved public improvements and utilities are completed to the reasonable satisfaction of the Commission or its agent.
14. Bond for electrical utilities to be determined by and posted with the Wallingford Electric Division.
15. Final Affordability Plan forwarded to the Planning and Zoning office.
16. Six (6) copies of the approved, final plans forwarded to the Planning and Zoning office.

Commissioner Kohan: Second

Commissioner Kohan stated that, in his opinion, this application does not meet the spirit of the 8-30g State law due to the location. In accordance with the court decision, he is bound to vote yes.

Commissioner Fitzsimmons stated that he will also be voting yes, as required by the court decision.

Commissioner Sanders stated that he will vote yes as ordered by the court.

Chairman Seichter stated that since the court has overruled the decision by this Commission and granted the applicant's appeal, and since there is no support for asking the court to reconsider, he will vote yes.

Vote: Kohan – yes; Fitzsimmons – yes; Venoit – yes; Sanders – yes; Chairman Seichter – yes.

The application is approved.

REPORTS OF OFFICERS AND STAFF

7. **Administrative Approvals – noted as approved**
 - a. **374 North Colony St/374 NCR, LLC #308-25**
 - b. **174 Center St/Glidden #309-25**
 - c. **61 North Plains Industrial Rd/MacFarlane #224-25**
 - d. **214 Center Street/Dagliere #310-25**
 - e. **600 North Colony Rd. Unit 1/Donovan #311-25**
 - f. **33 Ashlar Village/Masonicare #225-25**
 - g. **208 North Colony Rd./Piekarski #312-25**
8. **ZBA October Decisions – no comment**
9. **ZBA Notice of November 17, 2025 – no comment**

ADJOURNMENT

Commissioner Venoit: Motion to Adjourn the Wallingford Planning and Zoning Commission for Monday, November 10, 2025, at 7:55 pm.

Commissioner Fitzsimmons: Second

Vote: Unanimous

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary

143 Hanover St.

#405-25

Special Permit

Material Storage

City of Meriden



Town of Wallingford, Connecticut
APPLICATION FOR SPECIAL PERMIT

APPLICATION NO.: 405-25

Base fee: \$550.00

Additional
Fee: _____

Show Calculation
for Additional
fee: _____

Total
Fee Submitted: _____

NAME OF
APPLICANT: City of Meriden

(Please Print)

DATE: _____

MAILING ADDRESS: 142 East Main Street Meriden, CT 06450

(Street Address)

(City)

(State)

(Zip)

E-MAIL ADDRESS: bennis@meridenct.gov
jlawlor@meridenct.gov

PHONE: (203) 630-4020
(203) 630-4022

ZONING DISTRICT: R-18

RECEIVED

SEP 19 2025

**WALLINGFORD
PLANNING & ZONING**

INTEREST

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

OTHER (Please specify): _____

OWNER OF
PROPERTY: City of Meriden

LEGAL DESCRIPTION OF PROPERTY: 143 Hanover Street
STREET ADDRESS: _____

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

Existing Use: Vacant

Proposed Use: Material Storage

- 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".

[Signature]
Applicant's Signature

City of Meriden Public Works

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 !!!



Town of Wallingford, Connecticut
APPLICATION FOR SPECIAL PERMIT

Base fee: \$550.00

Additional
Fee: _____

Show Calculation
for Additional
fee: _____

Total
Fee Submitted: _____

APPLICATION NO.: _____

NAME OF
APPLICANT: City of Meriden

(Please Print)

DATE: _____

MAILING ADDRESS: 142 East Main Street Meriden, CT 06450
(Street Address) (City) (State) (Zip)

E-MAIL ADDRESS: jlawlor@meridenct.gov PHONE: (203) 630-4022

ZONING DISTRICT: R-18

INTEREST

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

OTHER (Please specify): _____

OWNER OF
PROPERTY: City of Meriden

LEGAL DESCRIPTION OF PROPERTY: 143 Hanover Street
STREET ADDRESS: _____

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

Existing Use: Vacant

Proposed Use: Material Storage

- NOTE:
1. A site plan must be submitted with this application (16 copies, folded).
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Applicant's Signature

Town of Wallingford Public Works

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 !!!

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 REQUIREMENTS:

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

This checklist must be completed and signed by the "plan preparer" appropriately licensed and certified professional as required by State Statutes.

- X 1. Title Block with project name and the names and addresses of the developer, owner and applicant.
- X 2. Scale of not less than 1":40', north arrow, date of plan and any revisions, key (location) map showing the project location and closest streets.
- X 3. Zoning Table including zoning designation; required and provided lot area in acreage and square footage; frontage; front, side and rear yards; height; percent coverage; parking; landscaping; types of uses; and all bulk and special requirements relative to the site plan.
- N/A 4. Layout of all off-street parking, including details and dimensions of aisles, driveways, parking and loading spaces, pavement markings, location of directional signs, curbing and limits and type of paving surface.
- X 5. Survey done to an A-2 standard with existing and proposed contours at not more than two-foot intervals.
- X 6. Property lines, adjacent landowners and adjacent zoning designation.
- N/A 7. Square footage, use, location, floor elevation, dimension, height, and number of stories of all buildings/structures, existing and proposed.
- X 8. Easements, streets, driveways, building/setback lines and sidewalks with construction details.
- X 9. Wetlands, watercourses, stream encroachment lines, flood plain/hazard areas, aquifer and watershed district boundaries and slopes over 25%
- X 10. Tree line, existing and proposed, trees to be saved, rock outcrops and other natural features.
- N/A 11. UTILITIES: gas, water, electric, telephone, storm drainage and sanitary sewer systems and refuse collection areas.
- N/A 12. Fire suppression, including utility lines and hydrant locations. NOTE: When installing fire sprinkler and/or standpipe systems, a remote fire department connection detail is required on site drawings. This detail shall meet Wallingford Fire Department specifications.
- N/A 13. Landscaping plan with key, including existing and proposed plant type by common and botanical names with size at planting (caliper and height, time until maturity) and height, and spread at maturity. Indicate areas to be maintained as natural buffer area, proposed buffer areas, mulch beds, etc.
- X 14. Erosion and sedimentation control plan and narrative, name and phone number of contact person with supporting details of methods and materials.
- N/A 15. Signs, fencing, accessory structures/uses, pools, decks, patios, utility pads, external HVAC, lighting standards, locations, and other appurtenant items with appropriate details provided.
- N/A 16. Outdoor storage areas and screening with appropriate detail.
- N/A 17. Lighting plan, traffic plan, storm drainage calculations and soil testing (where required).
- X 18. Plans must bear live seal of the plan preparer, appropriately licensed and certified professional as required by State Statute.

See Section 7.4 of the Wallingford Zoning Regulations for additional requirements.



Signature of Plan Preparer



Professional Engineer

Professional Certification(s)

9/09/05

Date

142 East Main Street

Street Address of Plan Preparer

Meriden, CT 06450

City, State, Zip

203-630-4020

Phone

NOTE: Does the proposed activity take place within a public water supply aquifer protection area or a watershed area? Please check the maps posted in the Planning Office to make the 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.

Special Permit Application

City of Meriden

Material Storage Area

The City of Meriden would like to operate a material storage area at the south end of Meriden Markham Airport. The property address is 143 Hanover Street in Wallingford. The property is owned by the City.

The storage area will be for temporary stockpiling of materials used by the Public Works Department for City projects. Stored materials will include broken stone of various sizes, processed aggregate, leaf compost, and topsoil. The area will also be used for temporary storage of material generated from Public Works projects, such as used catch basin tops, broken curbing, and road millings. No municipal solid waste (MSW) or hazardous materials will be stored at this site.

Materials will be stored in bins constructed of concrete blocks. The bins will be approximately 45 feet wide by 40 feet deep by 7 feet high, and will hold approximately 450 cubic yards of material.

Runoff from the site primarily collects in a low area in the center of the site and percolates into the ground. Overflow from the low area will discharge to a wooded area to the north of the storage area. Sedimentation controls will be installed to prevent sediment from entering the wooded area.

Access to the site is via a locked gate off of Hanover Street. DPW and Airport personnel are the only ones with access to the area.

Cherie Murchison

From: Brian Ennis <bennis@meridenct.gov>
Sent: Friday, October 24, 2025 3:49 PM
To: Cherie Murchison
Subject: Re: #405-25 143 Hanover St.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cherie: None of the regulated activities will be conducted at the site.

Brian Ennis, P.E.
City of Meriden
City Engineer
Department of Public Works
142 East Main Street, Meriden, CT 06450
(203) 630-4020
bennis@meridenct.gov
www.meridenct.gov

From: Cherie Murchison <cmurchison@wallingfordct.gov>
Sent: Friday, October 24, 2025 3:41 PM
To: Brian Ennis <bennis@meridenct.gov>
Subject: #405-25 143 Hanover St.

You don't often get email from cmurchison@wallingfordct.gov. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon- Can you please verify the application doesn't fall under these activities outlined in the attached application?

Thank you
Cherie Murchison
Planning and Zoning

405-25-01

Note: The information contained in this email message is confidential and may contain privileged information and material. Any review or use of the information contained in this email message by persons other than the intended recipient(s) is prohibited.

TOWN OF W-ALLINGFORD PERMIT APPLICATION TO ADD A REGULATED ACTIVITY TO A REGISTERED FACILITY IN AN AQUIFER PROTECTION AREA

Please complete this form in accordance with the instructions to ensure the proper handling of your permit application. Print or type unless otherwise noted. You must submit the application fee along with this form.

This permit application for is for adding a regulated activity to a facility where a registered regulated activity occurs in an Aquifer Protection Area in accordance with Section 9 of the Aquifer Protection Areas Regulations in Wallingford.

Part I: Application Type

Check the appropriate box identifying the application type.

<p>This application is for (check one):</p> <p><input type="checkbox"/> A <i>new</i> permit</p> <p><input type="checkbox"/> A <i>renewal</i> of an existing permit</p> <p><input type="checkbox"/> A <i>modification</i> of an existing permit*</p>	<p>Please identify the existing aquifer protection registration number: _____</p> <p>Please identify any existing aquifer protection permit number: _____</p>
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* Note that if you are seeking a modification, you should consult the Wallingford Aquifer Protection Agency at 203-294-2090 prior to submitting an application to determine whether an application form is necessary.

Part II: Fee Information

An application fee of \$1,000.00 shall be submitted with the application form. An application shall not be deemed complete and no activity will be authorized by this application unless the application fee has been paid in full. The application will not be processed without the fee. The fee shall be non-refundable and shall be paid by check or money order to the Town of Wallingford.

FOR OFFICIAL USE ONLY

Date Application Submitted: _____	Date Application Received: _____	Filing Fee Paid: _____
Date Permit Issued: _____	Permit No.: _____	

Part III: Applicant Information

1. Fill in the name of the applicant(s). This shall be the same as the registrant(s) for the facility.

Name of Applicant:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

Ext.

Fax:

Applicant's interest in property or facility at which the proposed activity is to be located: (check all that apply)

☐ site owner

☐ option holder

☐ lessee

☐ facility owner

☐ easement holder

☐ operator

☐ other (specify):

Name of Company: _____

☐ Check here if there are co-applicants. If so, label and attach additional sheet(s) to this sheet with the required information

2. List Primary contact for departmental correspondence and inquiries, if different than the applicant

Name:

Mailing Address:

City/Town

State:

Zip Code:

Business Phone

Ext.:

Fax:

Contact Person:

3. List attorney or other representative, if applicable:

Firm Name:

Mailing Address

City/Town:

State:

Zip Code:

Business Phone:

Ext.

Fax:

Attorney:

4. Facility Operation, if different than the applicant:

Name:

Mailing Address:

City/Town:

State:

Zip Code

Business Phone:

Ext.

Fax:

Contact Person:

5. Facility Owner, if different than the applicant:

Name:

Mailing Address:

City/Town:

State:

Zip Code:0

Business Phone:

Ext.:

Fax:

Contact Person:

Part III: Applicant Information (continued)

6. List any engineer(s) or other consultant(s) employed or retained to assist in preparing the application or in designing or constructing the activity.

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

Ext.:

Fax:

Contact Person:

Service Provided:

☐ Check here if additional sheets are necessary, and label and attach them to this sheet.

Part IV: Registrant Information

1. Fill in the following information concerning the registrant(s) as indicated on the registration, if different than the applicant.

Name of Registrant:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

Ext.

Fax:

Registrant's interest in property or facility at which the proposed activity is to be located:

(check all that apply)

☐ site owner

☐ option holder

☐ lessee

☐ facility owner

☐ easement holder

☐ operator

☐ other (specify)

Name of Company:

☐ Check here if there are co-registrants. If so, label and attach additional sheet(s) to this sheet with the required information.

Part V: Facility Information

1. Name of facility, if applicable:

Street Address or Description of Location:

City/Town:

State:

Zip Code:

2. From the following list and in the appropriate column, check *all* regulated activities that a) are **registered** at the facility, b) are registered and will **continue** to be conducted at the facility, c) are not registered, but are **proposed** to be conducted at the facility as a permitted activity.

Regulated Activity: For a full description of each regulated activity see Section 2 of the Aquifer Protection Areas Regulations.

Part V: Facility Information (continued)

Regulated Activity	a) registered √	b) registered and will continue to be conducted √	c) not registered but proposed to be conducted √
(A) Underground storage or transmission of oil or petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(B) Oil or petroleum dispensing for the purpose of retail, wholesale or fleet use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(C) On-site storage of hazardous materials for the purpose of wholesale sale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(D) Repair or maintenance of vehicles or internal combustion engines of vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(E) Salvage operations of metal or vehicle parts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F) Wastewater discharges to ground water other than domestic sewage and Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G) Car or truck washing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H) Production or refining of chemicals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I) Clothes or cloth cleaning service (dry cleaner)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J) Industrial laundry service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K) Generation of electrical power by means of fossil fuels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L) Production of electronic boards, electrical components, or other electrical equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M) Embalming or crematory services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N) Furniture stripping operations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
O) Furniture finishing operations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regulated Activity	a) registered √	b) registered and will continue to be conducted √	c) not registered but proposed to be conducted √
P) Storage, treatment or disposal of hazardous waste under RCRA permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Q) Biological or chemical testing, analysis or research	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R) Pest control services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S) Photographic finishing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
T) Production or fabrication of metal products	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
U) Printing, plate making, lithography, photoengraving, or Gravure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
V) Accumulation or storage of waste oil, anti-freeze or spent lead-acid Batteries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

W) Production of rubber, resin cements, elastomers or plastic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
X) Storage of de-icing chemicals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y) Accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Z) Dying, coating or printing of textiles, or tanning or finishing of leather	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AA) Production of wood veneer, plywood, reconstituted wood or pressure-treated wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BB) Pulp production processes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Part VI: Best Management Practices

The applicant and operator, if different from the applicant, must certify that the facility is in compliance with all the best management practices set forth in Section 12 of the Aquifer Protection Areas Regulations. The applicant and the operator, if different from the applicant, must sign this part. An application will be considered incomplete unless the required signatures are provided.

For a full description of Best Management Practices (BMP's) for regulated activities, see Section 12 of the Aquifer Protection Areas Regulations or Appendix B of the instructions.

"I certify that the subject facility is in compliance with all the best management practices set forth in Section 12 of the Aquifer Protection Areas Regulations. I have checked the box by each of the following statements as verification that the subject facility is in compliance with all applicable best management practices."

- ☐ Storage of hazardous materials above ground is in compliance with all provisions of Section 12(a)(1) of the Aquifer Protection Areas Regulations.
- ☐ The number of underground storage tanks used to store hazardous materials shall not increase in accordance with Section 12(a)(2) of the Aquifer Protection Areas Regulations.
- ☐ Replacement of any undergrounds storage tanks used to store hazardous materials shall take place in accordance with all provisions of Section 12(a)(3) of the Aquifer Protection Areas Regulations.
- ☐ Devices for release of wastewaters to the ground shall not be used except in accordance with Section 12(a)(4) of the Aquifer Protection Areas Regulations.
- ☐ A Materials Management Plan has been developed in accordance with Section 12(a)(5) of the Aquifer Protection Areas Regulations and will be implemented upon issuance of a permit.
- ☐ A Stormwater Management Plan has been developed in accordance with Section 12(b) of the Aquifer Protection Areas Regulations and will be implemented upon issuance of a permit.

Signature of Applicant

Date

Name of Applicant (print or type)

Title (if applicable)

PART VI continued

Signature of Operator (if different than above)

(Date)

Name of Operator (print or type)

Title (if applicable)

Part VII: Supporting Documents

Please check the box by the attachments being submitted as verification that all applicable attachments have been submitted with this application form. When submitting any supporting documents, please label the documents as indicated in this part (e.g., Attachment A, etc.) and be sure to include the applicant's name.

- ☐ Attachment A: A Facility Boundary Map
- ☐ Attachment B: Materials Management Plan
- ☐ Attachment C: Stormwater Management Plan
- ☐ Attachment D: Environmental Compliance Information Form

Part VIII: Applicant Certification

The applicant and the individual(s) responsible for actually preparing the application must sign this part. An application will be considered incomplete unless all required signatures are provided.

"I have personally examined and am familiar with the information submitted in this document and all attachments, and I certify, based on reasonable investigation, including my inquiry of the individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief.

I understand that any false statement made in the submitted information is punishable as a criminal offense, under Section 53a-157b of the General Statutes and any other applicable law.

I certify that this application is on complete and accurate forms as prescribed by the Agency without alteration of the text."

Signature of Applicant

Date

Name of Applicant (print or type)

Date

Signature of Preparer (if different from above)

Date

Name of Preparer (type or print)

Title (if applicable)

- ☐ Check here if additional signatures are required. If so, please reproduce this sheet and attach signed copies to this sheet.

Submit this Permit Application Form, Fee, and all Supporting Documents to:

Wallingford Aquifer Protection Agency
Town Hall - Room G40
45 South Main Street
Wallingford, CT 06492
203-294-2090

The applicant shall also mail a copy of this completed form to the Commissioner of DEP, The Commission of Public Health, and the Wallingford Water Division.

Aquifer Protection Area Program
Connecticut Dept. of Environmental Protection
79 Elm Street
Hartford, CT 06106-5127

Drinking Water Division
Connecticut Department of Public Health
410 Capitol Avenue, MS #51 WAT
Hartford, CT 06134-0308

Neal Amwake, General Manager
Wallingford Water & Sewer Divisions
377 South Cherry Street
Wallingford, CT 06492
203-949-2670

TOWN OF WALLINGFORD
DEPARTMENT OF PUBLIC UTILITIES
WATER AND SEWER DIVISIONS

405-25-02

ENGINEERING SECTION
PHONE: 203-949-2672
FAX: 203-949-2678

RECEIVED

INTEROFFICE MEMORANDUM

OCT 31 2025

TO: KEVIN PAGINI, TOWN PLANNER
FROM: THOMAS FLANNERY, SENIOR ENGINEER, WATER AND SEWER DIVISIONS
SUBJECT: #405-25 143 HANOVER STREET-SPECIAL PERMIT-P & Z COMMENTS
DATE: OCTOBER 30, 2025
CC:

WALLINGFORD
PLANNING & ZONING

The applicant is seeking a special permit at the subject property. The City of Meriden is seeking to operate a material storage area at 143 Hanover Street in Wallingford to serve as a temporary storage area for various materials being used by their Public Works department. These include processed aggregate, leaf compost, topsoil, used catch basin tops, broken curbing and road millings. Wallingford public water and sanitary sewer services are not available at that address. The site is located entirely in the Wallingford Aquifer Protection Area. The Water and Sewer Divisions have no issue with the proposed project as long as hazardous chemicals or road salts, which may be a source of contamination for the aquifer, are not stored on site.



Town of Wallingford, Connecticut

ENVIRONMENTAL PLANNING

405-25-03

ERIN O'HARE, AICP
ENVIRONMENTAL AND NATURAL RESOURCES PLANNER

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2093
FAX (203) 294-2095

MEMORANDUM

To: Kevin Pagini, Town Planner
From: Erin O'Hare, Environmental Planner
Date: 11/24/25

RECEIVED

NOV 24 2025

WALLINGFORD
PLANNING & ZONING

Re: Special Permit #405-25 – 143 Hanover Street - City of Meriden - Comments

Comments relative to environmental considerations regarding the proposed Special Permit for Fill & Excavation by the City of Meriden, owner of the subject airport property, follow. On June 20, 2025, representatives of the City of Meriden met with representatives of the Town and this office on Hanover Street at the site access gate regarding the Project. The existing Project area - located in the southern-most portion of the airport parcel - has been in operation for a while (without permitting) – attached photos taken 6/18/25. The pending application, filed 9/19/25, was referred to my office for review.

The address for the subject property in Wallingford is 180 Hanover Street, per the Assessor's Office, not 143 Hanover Street. 180 Hanover Street is the address used for two prior IWWC permits for this property (IWWC permit information included below.)

Wetlands

Hydric soils are depicted on the plans shown (lavender color) near – but not within – the proposed materials yard area. This mapping was submitted previously relative to IWWC #A18-4.2, see below. The CT DEEP Inland Wetland regulation defines hydric soils as poorly drained, very poorly drained, alluvial, and floodplain soils as designated by the Natural Resources Conservation Service (NRCS). These “hydric” soils are wetlands soils. The type of wetlands soil (CT has 22 types) was not provided.

A wood chip barrier is provided presumably to filter any sedimented soils that drain out of the immediate yard area toward wetlands that are located to the northwest on both sides of Ravens Road.

Recommendations:

1. Site conditions should be regularly monitored after storm events for signs of sediment-laden flows being introduced to the wetlands located to the northwest of the Project activity area as a result of yard activities. Remedial action should be undertaken as may be needed.

2. Maximum cubic yards of storage under the permit should be stated in an approval.
3. Should the proposed yard seek to expand beyond the proposed limit area depicted in the application drawing, wetlands permitting will likely be necessary.

Protected Species - Natural Diversity Database

The Applicant was required to contact the State of CT DEEP Natural Diversity Database (NDDB) office in the process of obtaining two IWWC permits in 2017 and 2018 and state and federal agencies were reviewing those projects. The proposed Project is located within a NDDB area - depicted on attached DEEP NDDB mapping for Wallingford and enlarged for the site.

Prior IWWC permitting for the subject property incorporated DEEP protocols relative to protection of two species occurring on the subject property that thrive in sandy soil conditions: Eastern box turtles and a rare native plant, the New England blazing star.

Due to ongoing activities, natural conditions have been considerably altered in those areas with materials deposition and active equipment traffic such that the presence of the protected turtle and plant species probably no longer occurs within the actively worked area. However, precautions should be required by PZC to be taken to install silt fencing around the active yard perimeter for the purpose of preventing turtles from wandering into the yard in the future. Turtles wander looking for food sources and for potential mates. Workers should be advised that any turtle observed should be hand-removed out of the restricted fenced area.

IWWC #A16-12.2 / 108 Hanover Street, Wallingford - 213 Evansville Avenue, Meriden – City of Meriden Aviation Commission - (tree removal and vegetative management within “protected airspace”) relative to removal of vegetation within the IWWC jurisdictional area. Conditions of Approval that may be relevant to current PZC Special Permit application were:

- Compliance with DEEP Natural Diversity Data Base recommendations relative to protection of Eastern box turtle and New England blazing star before and during conducting vegetation removal and management activities at this site, provided in DEEP email correspondence dated 2/16/17 and 2/17/17 as copied to the Environmental Planner.
- Proposed work activities within the IWWC jurisdictional area and beyond this area concerning the Eastern box turtle and New England blazing star – see copy of correspondence attached. In response to this office’s comments that further precautions could be undertaken to better address DEEP recommendations for box turtle protection within the jurisdictional area, the Applicant conducted further discussions with the DEEP (see attached email discussion, dated 2/17/17). Basically, as these turtles hibernate within a few inches of the soil surface, winter tree removal activities may crush the turtles and work was recommended to be conducted during April 1 – Nov. 1. For the areas where hand-removal and dragging is proposed for tree removal, the

DEEP determined that this is not an issue and winter work can proceed as originally proposed. For areas where mechanized equipment needs to be used and winter work is preferred by the Applicant, a detailed discussion

IWWC #A18-4.2 / 108 Hanover Street, Wallingford - 213 Evansville Avenue, Meriden – City of Meriden Aviation Commission - modification to IWWC #A16-12.2 – (security fence installation). Pertinent excerpt from the permit approval Conditions of Approval:

- DEEP Natural Diversity Data Base protocols for protection of box turtle population on site to be followed – [*detailed above for IWWC #A16-12.2*] – and including:
 - a. Signs for the box turtles to be placed onto the gates of the fencing.
 - b. Staff doing the installation work shall be notified that any box turtles that wander out where they are not supposed to be are to be relocated to outside of the secured area – to be placed on the west side of the fencing.

Recommendations:

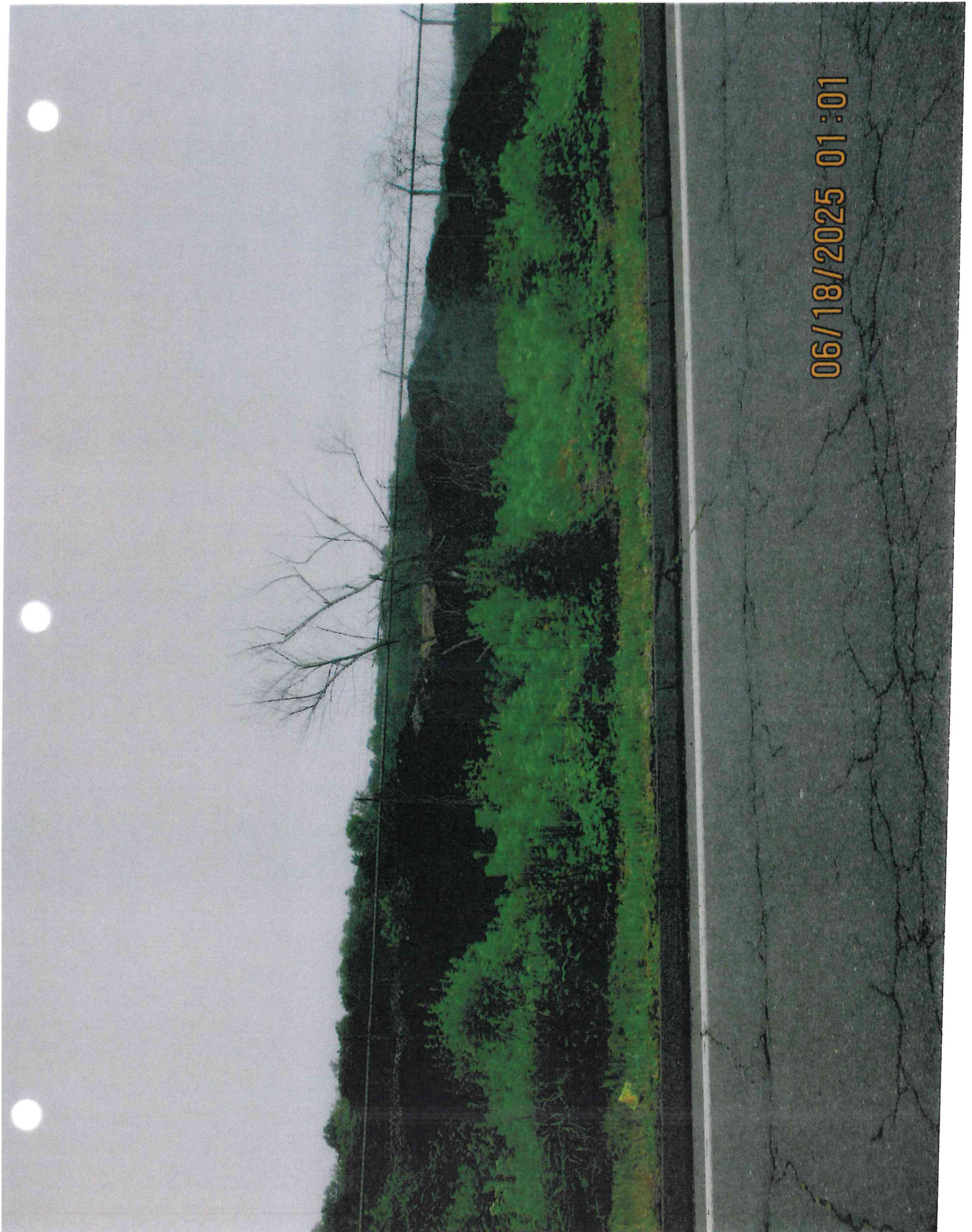
1. It would behoove the City of Meriden to contact DEEP in regards to proper NDDB notification, etc..
2. Above-referenced protocols for box turtle protection should be conditions of PZC approval.

Attachments: site photos, NDDB maps

06/18/2025 01:03

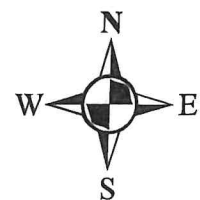


06/18/2025 01:01





Assessor's Image —

180 Hamner Street —
airport property



Natural Diversity Data Base Areas WALLINGFORD, CT June 2025

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

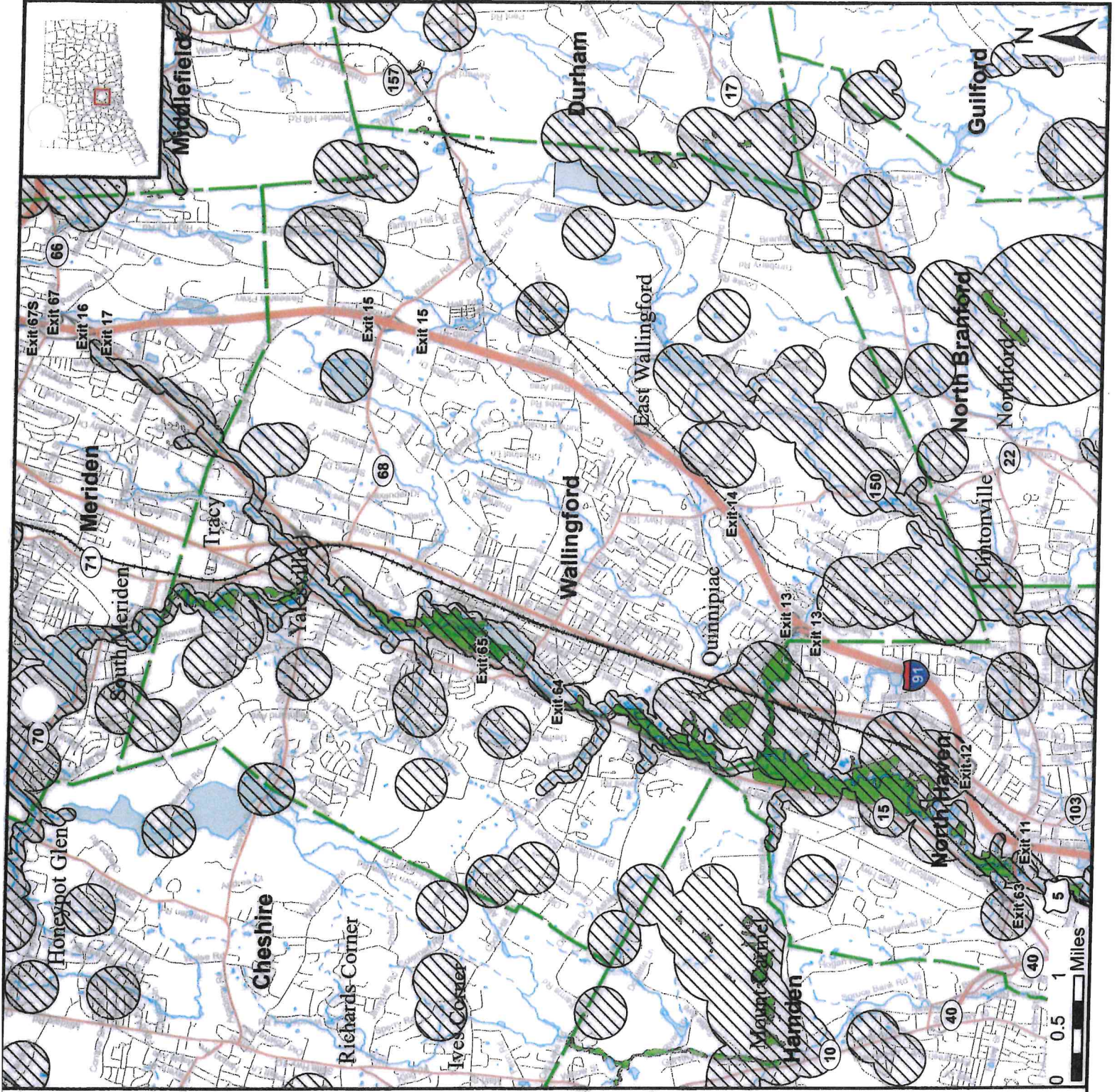
NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://filings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website.

<https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011



Natural Diversity Database | C

ct-deep-gis-open-data-website-ctdeep.hub.arcgis.com/datasets/CTDEEP:natural-diversity-database/explore?location=41.507285%2C-72.827...

roundcube@reccol.com Adobe Acrobat

All Bookmarks

CT DEEP GIS Open Data Website

Sign In

Natural Diversity Database

ctdeepgis maps

Department of Energy & Environmental Protection

Summary

Natural Diversity Database Areas represent known locations, both historic and extant, of state and federal listed species. State listed species are those listed as Endangered, Threatened or Special Concern under the Connecticut Endangered Species Act (Connecticut General Statutes, Section 26-303 and Regulations of Connecticut State Agencies 26-303). This dataset represents over 100,000 records.

Read More

View Full Details

Download

Details

Dataset

Feature Layer

June 20, 2025 at 8:27:50 AM EDT

Info Updated

June 20, 2025 at 8:27:43 AM EDT

Date Updated

Records: 1,207

meriden markham airport

Search result

Meriden Markham Municipal Airport

Map navigation controls

Windows taskbar

10:51 AM 1/16/2025

Cherie Murchison

405-25-04

From: Alison Kapushinski
Sent: Thursday, December 4, 2025 1:07 PM
To: Cherie Murchison
Cc: Kevin Pagini
Subject: Re: #405-25- 143 Hanover St.

Cherie & Kevin, I have no comments on Application #405-25 for 143 Hanover Street.

Thanks,

Alison Kapushinski, P.E.

(203)294-2035

From: Cherie Murchison <cmurchison@wallingfordct.gov>
Sent: Thursday, December 4, 2025 11:42 AM
To: Alison Kapushinski <a.kapushinski@wallingfordct.gov>
Subject: #405-25- 143 Hanover St.

Hi Alison- Can you please send us any comments you have for the 143 Hanover Street application?

Thank you
Cherie Murchison
Planning and Zoning

Cherie Murchison

From: Scott Thibodeau <sthibodeau@fertechno.com>
Sent: Tuesday, November 4, 2025 10:43 AM
To: Kevin Pagini
Subject: RE: PZC Special Permit #405-24 (Fw: Ferti Construction - IWWC #A24-2.1)

RECEIVED
NOV 05 2025
WALLINGFORD
PLANNING & ZONING

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kevin,

Hope all is well.

This project is complete. We are requesting to have the bond released. Please let me know if you have any questions or need anything further from me.

Thank you!



Scott Thibodeau
Connecticut Plant Manager
C 203-410-7511
Email: sthibodeau@fertechno.com

From: tom lindenlandscapearchitects.com <tom@lindenlandscapearchitects.com>
Sent: Wednesday, October 16, 2024 7:09 PM
To: Kevin Pagini Wallingford P&Z <kevin.pagini@wallingfordct.gov>
Cc: Scott Thibodeau <sthibodeau@fertechno.com>; Frank DeRosa <fderosa@fertechno.com>
Subject: PZC Special Permit #405-24 (Fw: Ferti Construction - IWWC #A24-2.1)

Kevin-

Anything we need to provide, do you want inspect anything? I believe Ferti has already paid the bond requirement quite a while back.

One of the IWWC conditions was to notify Erin so she could inspect installed erosion controls. before they started earthwork. That's why we notified her.

Tom Linden

Linden Landscape Architects, LLC

39 Parkview Drive

Wethersfield, Connecticut 06109

860-899-9556

tom@lindenlandscapearchitects.com

www.llact.com

From: Erin O'Hare <erin.ohare@wallingfordct.gov>
Sent: Wednesday, October 16, 2024 11:04 AM
To: tom.lindenlandscapearchitects.com <tom@lindenlandscapearchitects.com>
Cc: Kevin J. Pagini <kevin.pagini@wallingfordct.gov>
Subject: Re: Ferti Construction - IWWC #A24-2.1

Tom

I received your notice. IWWC conditions of approval have been met (\$5,000 bond posted in May). You need to apprise Kevin Pagini, Town Planner, in this regard, if you have not already done so to assure that PZC conditions have also been met prior to starting work.

Erin

Erin O'Hare
Environmental Planner
Environmental Planning Office
Town of Wallingford, CT
45 South Main Street
Wallingford, CT 06492
Office: 203-294-2093
erin.ohare@wallingfordct.gov

On 2024-10-16 08:46, tom.lindenlandscapearchitects.com wrote:

> Hi Erin-
>
> The Ferti project construction is beginning next week. The contractor
> will be moving equipment on site and starting limited removals of trees
> (no stumps) and fencing so he can install erosion controls. He will
> contact you directly to coordinate inspection once the erosion controls
> are in place. Should be the week of October 28th.
>
> His name is Gary Weber, Weber Nursery, Inc. out of New Britain. Again,
> Scott Thibodeau is the Plant Manager (203-265-0500) who is there every
> day.
>
> Thanks,
>
>
> Tom Linden
>
>
> Linden Landscape Architects, LLC
>
> 39 Parkview Drive
>
> Wethersfield, Connecticut 06109
>
> 860-899-9556
>
> tom@lindenlandscapearchitects.com<<mailto:tom@lindenlandscapearchitects.com>>
>
> www.llact.com<<http://www.llact.com>>

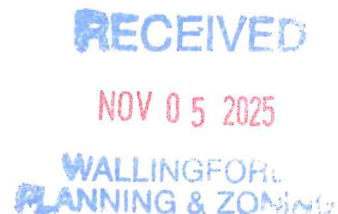


SUNWOOD DEVELOPMENT CORP.

HOME BUILDERS & REMODELERS

11/05/25

Wallingford Planning and Zoning
45 South Main St.
Wallingford, Ct 06492



Kevin Pagini,

I am writing in response to the \$500.00 soil and erosion bond that we have open for 288 North Main St., Wallingford, Ct. 06492.

At this time, I would like to close this bond.

Please let me know if there is anything else I need to do prior to closing this.

Thank you,

Bob Wiedenmann
Sunwood Development Corp.
273 N. Colony St.
Wallingford, Ct 06492



SUNWOOD DEVELOPMENT CORP.

HOME BUILDERS & REMODELERS

11/18/25

Wallingford Planning and Zoning
45 South Main St.
Wallingford, Ct 06492

RECEIVED

NOV 18 2025

WALLINGFORD
PLANNING & ZONING

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Thank you,

Bob Wiedenmann
Sunwood Development Corp.
273 N. Colony St.
Wallingford, Ct 06492



Town of Wallingford, Connecticut

LEGAL NOTICE

The Wallingford Zoning Board of Appeals, at their Meeting of Monday, November 17, 2025, voted to take the following actions:

They voted to approve :

1. #25-035 – Variance Request/RNB Home Improvement/side yard of 13 ft. (20 ft. required) to construct an addition (pavilion) at 20 Sorrento Road in R-18 District.

They voted to deny:

1. #25-034 – Variance Request/Buckley/Accessory Building area of 547 sq. ft. (max 300 sq. ft. permitted) and Accessory Building height of +/- 12 ft. (max 10 ft. permitted) to construct a pool house at 9 Nutmeg Court in an RU-40 District.

WALLINGFORD ZONING BOARD OF APPEALS

KAREN RADATZ, SECRETARY

DATED AT WALLINGFORD
November 18, 2025

PUBLICATION DATE
November 21, 2025

N O T I C E

A Regular Meeting of the Wallingford Zoning Board of Appeals will not be held in December 2025. A Regular Meeting of the Wallingford Zoning Board of Appeals will be held on Wednesday, January 20, 2026.