

WALLINGFORD PLANNING & ZONING COMMISSION RECEIPTS

RECEIPTS

**Wallingford Planning & Zoning Commission Meeting
Monday February 9, 2026
For
Monday, March 9, 2026**

- 1. Text Amendment-Section 1.4 and 6.34 and add Section 4.16.H-Cannabis #502-26
- 2. Special Permit (Adaptive Re-Use/Multi-Family Dwelling Units)/Malchiodi/
386 Williams Rd. #401-26
- 3. Special Permit (Multi-Family Dwelling Units)/McInvale/
1183 & 1185 Old Colony Rd. #402-26

Text Amendment

#502-26

Quinnipiac Valley Growth Partners

Cannabis



RECEIVED

FEB 05 2026

WALLINGFORD
PLANNING & ZONING

APPLICATION NO.: 502-26

FEE: \$550.00

APPLICATION FOR ZONING REGULATION CHANGE

NAME OF APPLICANT: Quinnipiac Valley Growth Partners DATE: 2/5/26

MAILING ADDRESS: 54 North Elm St. PHONE: (475) - 284-4544
Wallingford, CT. 06492

E-MAIL ADDRESS: jweaver @ qvgpartners.com

Section to be removed: n/a

Proposed new section: _____

Amendment of Section 1.4

Amendment of Section 6.3A

Add new Section 4.16 H

(Attach additional sheet if necessary)

Michael Rimpant

Applicant's Signature

Quinnipiac Valley Growth Partners

Company Name (If applicable)

For Official Use Only:

Date Application Submitted: _____

Filing Fee Paid: _____

§1.4 INTERPRETATION OF REGULATIONS

These regulations are not intended to interfere with, abrogate or annul any other ordinance, regulation or other provision of law, or any easements, covenant or other public agreement or legal relationship. When these regulations impose restrictions on use or development standards different from those imposed by any other law, statute, ordinance, covenant or private agreement or legal relationship, whichever provisions are more restrictive or impose higher standards shall control. Should there be any discrepancy or incongruity between these regulations and any other law, statute, ordinance, or regulations, the more restrictive standard shall control; these regulations do not allow any use, structure, development or activity which is illegal under local, State, or Federal law (other than a cannabis retailer acting pursuant to a valid state license). It is not intended by these regulations to repeal any permit previously issued pursuant to law.

§6.34 CANNABIS ESTABLISHMENTS

A. Definitions:

1. Cannabis Establishment - means a producer, dispensary facility, cultivator, microcultivator, retailer, hybrid retailer, food and beverage manufacturer, product

manufacturer, product packager, delivery service, or transporter as defined in

Public Act 21-1, entitled "Concerning Responsible and Equitable Regulations of Adult-use Cannabis".

2. Cannabis - means marijuana, as defined in §21-1 of the Connecticut General Statutes.

B. Cannabis establishments, other than a cannabis retailer pursuant to Section C, are prohibited in all zones within the Town of Wallingford.

C. A cannabis retailer is a business with a valid cannabis retailer license or hybrid cannabis retailer license issued by the State of Connecticut, Department of Consumer Protection. A cannabis retailer is a location where retail sales of legal cannabis products, individually licensed and registered with the State of Connecticut, Department of Consumer Protection, can occur. No onsite consumption of cannabis products is permitted within a cannabis retailer, or on the exterior site thereof.

§ 4.16 H (RF-40) CANNABIS RETAILER [new]

2. A cannabis retailer, subject to the following:

a. Can only be located within an area bounded by Route 68 at the north, Route 5 (east side only) at the west, Ives Road (north side only) at the south, and North Main Street Extension (west side only).

b. No such cannabis retailer shall be allowed within one-thousand (1,000) feet of another existing cannabis retailer. The one-thousand (1,000) feet shall be the straight horizontal distance from any part of a building housing a cannabis retailer, to any part of the other building housing a cannabis retailer, as measured by the Wallingford Town Engineer.

c. No such cannabis retailer shall be located within one-thousand (1,000) feet of a Zoning District which is zoned for Residential Use. The one-thousand (1,000) feet shall be the straight horizontal distance from any part of a building housing a cannabis retailer to any boundary of a Zoning District which is zoned for Residential Use, as measured by the Wallingford Town Engineer.

d. No such cannabis retailer shall be located within one-thousand (1,000) feet of a pre-existing school or place of worship. The one-thousand (1,000) feet shall be the straight horizontal distance, as measured by the Wallingford Town Engineer, from any part of a building housing a cannabis retailer to any part of a building housing a school or place of worship. A school is a public elementary or secondary institution under the jurisdiction of the Wallingford Board of Education.

e. Must erect exterior lighting and security cameras on the exterior of the building and in the parking lot of the cannabis retailer.

f. No cannabis products or paraphernalia shall be visible through the store windows.

g. Not erect signage or other exterior coverage that contains any representation of a cannabis plant or paraphernalia.

h. Not be open to the public for business before 9am, or after 10pm.

Special Permit

#401-26

386 Williams Road

Mark Malchiodi

RECEIVED

JAN 16 2026

WALLINGFORD
PLANNING & ZONING



Town of Wallingford, Connecticut

APPLICATION FOR SPECIAL PERMIT

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

APPLICATION NO.: 401-26

NAME OF APPLICANT: Mark Malchiodi DATE: Jan 8, 2026
(Please Print)

MAILING ADDRESS: 12 Malchiodi Drive Wallingford Ct. 06492
(Street Address) (City) (State) (Zip)

E-MAIL ADDRESS: markmal@comcast.net PHONE: 203 265-9871

ZONING DISTRICT: R4-40

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

OTHER (Please specify): _____

OWNER OF PROPERTY: Estate of Malcolm Malchiodi

LEGAL DESCRIPTION OF PROPERTY: 386 Williams Rd.
STREET ADDRESS:

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

Existing Use: Please see Attached

Proposed Use: Please see Attached

- 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 \$70.00 fee will be required to cover this filing. Checks should be made payable to "Town Clerk, Wallingford".

Mark Malchiodi
Applicant's Signature

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 !!!

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

- ___1. Title Block with project name and the names and addresses of the developer, owner and applicant.
- ___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.
- ___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.
- ___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.
- ___5. Survey done to an A-2 standard with existing and proposed contours at nor more than two-foot intervals.
- ___6. Property lines, adjacent landowners and adjacent zoning designation.
- ___7. Square footage, use, location, floor elevation, dimension, height, and number of stores of all buildings/structures, existing and proposed.
- ___8. Easements, streets, driveways, building/setback lines and sidewalks with construction details.
- ___9. Wetlands, watercourses, stream encroachment lines, flood plain/hazard areas, aquifer and watershed district boundaries and slopes over 25%.
- ___10. Tree line, existing and proposed, trees to be saved, rock outcrops and other natural features.
- ___11. UTILITIES: gas, water, electric, telephone, storm drainage and sanitary sewer systems and refuse collection areas.
- ___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.
- ___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.
- ___14. Erosion and sedimentation control plan and narrative, name and phone number of contact person with supporting details of methods and materials.
- ___15. Signs, fencing, accessory structures/uses, pools, decks, patios, utility pads, external HVAC, lighting standards, locations, and other appurtenant items with appropriate details provided.
- ___16. Outdoor storage areas and screening with appropriate detail.
- ___17. Lighting plan, traffic plan, storm drainage calculations and soil testing (where required).
- ___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 Certification(s)

Date

Street Address of Plan Preparer

City, State, Zip

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.

386 Williams Road, Wallingford

1/9/2026

Current Uses.

The property has a residential structure, used as a single-family home with an attached 1 car garage. It has a 2nd floor apartment which is currently vacant.

A barn structure also exists which was previously used as a dairy barn and is now used as contractor storage with an apartment on the upper level which has never been occupied.

A 3rd structure, a machinery shed, is located in the northeast corner of the property.

Proposed use.

Under the Zoning Regulations, Section 6.16, Adaptive Reuse to Multi-Family, we are proposing to create a total of 9 apartments, 3 within the house and 6 within the barn. The machinery shed will be removed.

The house will contain 2 one-bedroom apartments and 1 two-bedroom apartment. The barn will contain 6 one-bedroom apartments.

ABUTTERS – 386 Williams Road, Wallingford

David W. Galica
382 Williams Road
Wallingford, CT 06492

Robert E. & Diane M. Restivo
390 Williams Road
Wallingford, CT 06492

Aaron Joseph Stone & Gail Williams
1 Malchiodi Drive
Wallingford, CT 06492

Maria Williams
3 Malchiodi Drive
Wallingford, CT 06492

James R & Palma Jo Buongirno
389 Williams Road
Wallingford, Ct 06492

Malcolm Malchiodi (Estate)
C/O Michael & Mark A. Malchiodi
385 Williams Road
Wallingford, Ct 06492

Special Permit

#402-26

1183 & 1185 Old Colony Rd

McInvale



Town of Wallingford, Connecticut
APPLICATION FOR SPECIAL PERMIT

RECEIVED

FEB 06 2026

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

APPLICATION NO.: 402-26

NAME OF APPLICANT: Houston McInvale (Please Print) DATE: 2/6/26

MAILING ADDRESS: 10 Oxford Drive Middlefield CT 06455

E-MAIL ADDRESS: cmas176@gmail.com PHONE: (203) 605-6255

ZONING DISTRICT: T-30

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

OTHER (Please specify):

OWNER OF PROPERTY: McInvale Houston, LLC & Christopher McInvale

LEGAL DESCRIPTION OF PROPERTY: STREET ADDRESS: 1183 & 1185 Old Colony Road

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

Existing Use: 2 vacant multi-tenant buildings (1 partially destroyed by fire)

Proposed Use: multi-family dwelling units - 4 duplexes (8 units)

- 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... 3. Pursuant to 8-3d of the Connecticut General Statutes...

Amette & Ellis - agent for applicant
Applicant's Signature

Juliano Associates
Company Name if Applicable

FOR OFFICIAL USE:

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

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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.

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

- ✓ 1. Title Block with project name and the names and addresses of the developer, owner and applicant.
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- ✓ 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.
- ✓ 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.
- ✓ 5. Survey done to an A-2 standard with existing and proposed contours at not more than two-foot intervals.
- ✓ 6. Property lines, adjacent landowners and adjacent zoning designation.
- ✓ 7. Square footage, use, location, floor elevation, dimension, height, and number of stores of all buildings/structures, existing and proposed.
- ✓ 8. Easements, streets, driveways, building/setback lines and sidewalks with construction details.
- ✓ 9. Wetlands, watercourses, stream encroachment lines, flood plain/hazard areas, aquifer and watershed district boundaries and slopes over 25%
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- ✓ 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.

Amnette J. Ellis, PE, MPA
Signature of Plan Preparer

CT PE #23202
Professional Certification(s)

2/6/26
Date

Juliano Associates
405 Main St (Yalesville)
Street Address of Plan Preparer

Wallingford, CT 06492
City, State, Zip

203-265-1489
ext 301
Phone

NOTE: Does the proposed activity take place within a public water supply aquifer protection area or a watershed area? Use 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.

Application for Special Permit
1183 & 1185 Old Colony Road

Abutting Property Owners

Scott Smith
Property Address:
1179 Old Colony Road
Mailing Address:
16 Shetland Drive, Wallingford, CT 06492

Geraldine Richard
Property Address:
1191 Old Colony Road
Mailing Address:
1189 Old Colony Road, Wallingford, CT 06492

Gary Zimmitti
Property Address:
6 Barker Drive
Mailing Address:
321 Sandbank Road, Cheshire, CT 06492

National Railroad Passenger Corporation
Property Address:
1220 Old Colony Road
Mailing Address:
c/o Tax & Insurance, 400 N Capitol St NW, Washington DC 20001