

Agenda
Wallingford Planning and Zoning Commission
Monday May 11, 2026
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- April 13, 2026

PUBLIC HEARINGS

- | | |
|--|---------|
| 1. Resubdivision- KSCGH Partners, LLC- 110(a.k.a.108) Leigus Rd | #101-26 |
| 2. Special Permit (excavation and fill)-Quest Diagnostics-3 Sterling Dr | #404-26 |
| 3. Text Amendment to comply with mandatory zoning changes
Per CT State Public Act 25-01-changes will alter sections
§4.1.B.3.a; table in §6.11 and §11.3 | #901-26 |

OTHER BUSINESS

- | | |
|---|---------|
| 4. Special Permit-KSCGH Partners, LLC- 110 Leigus Rd
-minor modification-parking reduction
(Continued from:04/13/2026) | #403-26 |
|---|---------|

REPORTS OF OFFICERS AND STAFF

- | | |
|---|-----------|
| 5. POCD Updates/General Updates/Workshop discussion items | |
| 6. Administrative Approvals- | |
| 349 South Orchard St/Zuniga | #802-26 |
| 35 Tennessee Ave/Trasacco | #803-26 |
| 1271 South Broad St/First World Mortgage | #306-26 |
| 930 North Colony Rd/Clynk | #207-26 |
| 1 Barnes Industrial Rd South/1 Barnes Rd, LLC | #307-26 |
| 11 Parker Farms Rd/Aldi | #RA-26-02 |
| 970 North Colony Rd/Wallingford Shopping, LLC | #308-26 |
| 243 North Colony St/Dizdarevic | #209-26 |
| 10 Spring Brook Rd/Corey | #804-26 |
| 7. ZBA April Decisions | |
| 8. ZBA May 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, May 11, 2026

1. #101-26 – Resubdivision- 110 (aka 108) Leigus Rd.

- to subdivide a 105.8-acre parcel into four lots each comprised of 38.5±; 12.4±, 21.6±; and 33.4± acres
- A resubdivision is required as this lot was previously subdivided to create one lot and a Town accepted road where the Homewood Suites currently stands.
- The applicant is requesting the parking reduction as a separate lot cannot have a parking lot as a primary use on the property.
- Much of the issues with the subdivision were corrected prior to submission of the application as the applicant met with the Environmental Planner and I before submitting the application.
- I have provided conditions of approval in the motion.

2. #404-26 – Excavation and fill – 3 Sterling Drive

- Applicant is requesting a Special Permit for excavation and filling of land to remediate approximately 500 cubic yards of soil at 3 Sterling Drive.
- The area of remediation on site will occur in driveways, lawn and/or parking areas on the property.
- The work will be completed in approximately 10 days and all areas will be restored to their current condition and uses.

3. #901-26 – Compliance with Public Act 25-01 – Sections §4.1.B.3.a; §6.11 and §11.3

- This is the first part of our amendments that need to be changed due to the passage of Public Act 25-01
- These changes were discussed previously at a workshop back on March 30
- These changes include residential parking requirement changes to Table 6.11 to comply with the Public Act. All residential parking requirements will now be in conformance with Public Act 25-01
- Also, to be removed, is our requirement that mobile homes must be at least 22 feet wide
- Deletion of the entirety of Section 11.3 – Filing of Protest; we will defer to the State Statute for this regulation

4. #403-26 – Special Permit-110 Leigus Rd.-minor modification-parking reduction

- Applicant is requesting a minor modification to the special permit, which does not require a public hearing. The original special permit application had 1,416 parking spaces. In order to subdivide the piece of property, the applicant would like to reduce the number of parking spaces to create a parcel that contains the extra parking spaces. Our zoning regulations do not allow a parking lot as the primary use of a separate parcel.
- The site currently has 1,450 parking spaces, which according to our current regulations only requires 1,156 parking spaces for office use for the building which was recently surveyed at 288,795± S.F.. This proposal is asking to reduce the required parking spaces down to 1,000 spaces. The Town Engineer recently looked at our parking requirements, using the latest ITE parking manual, and submitted a memo recommending the waiver as being an acceptable amount of parking for this type of use. The regulations in the Watershed Interchange district allow the Commission to waive the minimum parking requirement by up to 75%. This current proposal reduces the requirement by approximately 29%.
- The Commission voted at the April meeting that this was considered a minor modification and therefore does not require a public hearing.

POCD updates/general remarks

There are not a lot of updates to give this month as I was on vacation for almost half of it, but you will be receiving a draft of the POCD document by around May 20th. The consultant will be doing a couple of more pop-up events around Town and they will have a draft out for review by approximately May 20th.

On May 7th, WCI held a Spotlight on Downtown in cooperation with CT Main Street that highlighted our downtown and took participants on a tour of all of Downtown Wallingford. The event was a success that drew over 60 participants, many from other municipalities.

Also, I was informed by the Town Engineer that they will be starting the Hall Ave. streetscape improvements in a couple of weeks. These improvements will be affecting the portion of Hall Ave. between Route 5 and North Cherry Street.

RECOMMENDED MOTIONS
Wallingford Planning & Zoning Commission Meeting
Monday, May 11, 2026

1. Resubdivision/ 110 (aka 108) Leigus Rd - #101-26

Resubdivision request to subdivide a 105.8-acre parcel into four lots each comprised of 38.5±; 12.4±, 21.6±; and 33.4± acres at 110 Leigus Rd. (aka 108) on plans entitled "Site Plan – Campus at Greenhill" dated March 2, 2026 revised to April 17, 2026 subject to:

1. That a Notice, approved by the Town, is filed on land records for each separate parcel detailing the maintenance responsibilities for each property owner regarding the various drainage/stormwater facilities on each parcel.
2. That all deeds and easements are forwarded to the Town for review prior to the filing of the final maps.
3. Six (6) copies of final maps forwarded to the Planning and Zoning office.

2. Sections §11.3; §6.11 & §4.1.B.3.a – Compliance with Special Act 25-01-#901-26

Zoning text amendment to Sections §4.1.B.3.a.; table in §6.11 and deletion of §11.3 on language dated April 10, 2026 because:

3. Special Permit/Fill and Excavation- 3 Sterling Drive #404-26

Special Permit request for Fill and Excavation to remediate approximately 500 cubic yards of soil at 3 Sterling Drive on plans entitled "Site Plan – Quest Diagnostics Special Permit for Excavation and Filling of Land - 3 Sterling Drive" dated March 23, 2026 subject to:

1. Comments from Manny Rigor, Wallingford Electric Division dated May 7, 2026
2. Comments from Tom Flannery, Senior Engineer, Water and Sewer Division, dated May 7, 2026
3. Erosion and sediment control bond in the amount of \$2,500.00.
4. Six (6) copies of final plans forwarded to the Planning and Zoning office

4. Special Permit/ 110 Leigus Road #403-26

Special Permit request for a minor modification to the original special permit approval (#428-05) to reduce the minimum required parking spaces on site from 1,450 to 1,000 associated on plans entitled "Site Plan – Campus at Greenhill" dated March 2, 2026 revised to April 17, 2026 subject to:

1. Comments from Town Engineer, Alison Kapushinski dated 4/9/2026
2. Six (6) copies of final plans forwarded to the Planning and Zoning office



Town of Wallingford, Connecticut

JAMES C. FITZSIMMONS
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, May 11, 2026**, at 7:00 p.m. in the Robert F. Parisi Council Chambers of Town Hall located at 45 South Main Street.

1. **#101-26** – Resubdivision request for KSCGH Partners, LLC to subdivide a 105.8-acre parcel into four lots each comprised of 38.5±; 12.4±, 21.6±; and 33.4± acres at 110 Leigus Road (a/k/a 108 Leigus Road) – WI (Watershed Interchange) District
2. **#404-26** – Special Permit request (Excavation and Fill) for Quest Diagnostics to remove approximately 500 cubic yards of earthen material at 3 Sterling Drive – IX (Industrial Expansion) Zone
3. **#901-26** – Text Amendment to comply with mandatory zoning changes per CT State Public Act 25-01 – changes will alter sections §4.1.B.3.a; table in §6.11 and §11.3

WALLINGFORD PLANNING AND ZONING COMMISSION

DAVID LEONARDO, SECRETARY

DATED AT WALLINGFORD
04/22/2026

PUBLICATION DATES
04/28/2026
05/05/2026

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, April 13, 2026
7:00 p.m.
Robert F. Parisi Council Chambers – Town Hall
Town Hall – 45 South Main Street
MINUTES

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

The Pledge of Allegiance was recited by all.

Roll Call: Present: James Fitzsimmons, Chair; Jeffrey Kohan, Vice Chair; David Leonardo, Secretary; J.P. Venoit, Regular Member; Cheryl DeGenova, Alternate; James Seichter, Alternate; Kevin Pagini, Town Planner; and Amy Torre, Zoning Enforcement Officer.

Consideration of Minutes – March 9, 2026, Regular Meeting

Commissioner Kohan: Motion to approve the Minutes of Monday, March 9, 2026, Meeting of the Wallingford Planning and Zoning Commission as submitted.

Commissioner Leonardo: Second

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

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

3. **PUBLIC HEARING – Special Permit – Multi-Family Housing/McInvale/1183 & 1185 Old Colony Road, #402-26** has been withdrawn.
4. **PUBLIC HEARING – Resubdivision – KSCGH Partners, LLC – 110 Leigus Road #101-26**
Continued to 5/11/2026

PUBLIC HEARINGS

1. **Special Permit – Adaptive Re-use to Multi-Family/Malchiodi/386 Williams Road, (continued from 3/9/2026) #401-26**

Commissioner Leonardo noted the new correspondence including Memorandum from Mike Hughes, Health Department to Kevin Pagini, Town Planner, dated March 23, 2026; Inspection Report dated April 2, 2026 from Wallingford Fire Marshal, Brian Schock; email from Jonathan Galica, to the Zoning Office dated April 7, 2026; a report on the ages of the buildings dated April 7, 2026; letter from Maria Williams to the Wallingford Planning and Zoning Commission dated April 7, 2026; memo from the Department of Engineering to the Planning and Zoning Commission dated April 8, 2026; letter to the Planning & Zoning Commission, with no signature, received April 10, 2026; and correspondence from Mark Malchiodi received April 10, 2026.

Bob Wiedenmann, Sunwood Development, 284 North Main Street, represented the owners, Mike and Mark Malchiodi. Mr. Wiedenmann stated that in response to the feedback they received, they have reduced the number of units from 9 to 7, with two in the house and five in the barn. There will be a total of 8 bedrooms with one two-bedroom unit in the house. This reduces the intensity and means a little less impervious surface. Regarding the age of the barn, they submitted photos of the construction of the house in the 1930s with the barn in the background. He noted that the house on the property now is not the original. Regarding primary versus secondary use, he couldn't find a definition for primary or secondary. The Adaptive Re-use regulation doesn't call out age or existing use. He explained how he calculated the gross floor area and how they are in compliance with the regulations. Regarding the neighborhood character, he believes this project will fit in since there are other multi-family houses in the neighborhood. He believes this is an appropriate use of an underutilized building. Regarding wells and the aquifer, the reduction in the number of units will help. The Water and Sewer Department had no concerns. He stated that the neighbors' concerns about intensity, traffic, stormwater, and well impacts are addressed by the reduction in intensity. He stated that the Department of Public Health has not weighed in on the septic system yet. He noted that they are looking at using two separate systems instead of one and adjusted the location of the well due to comments from the Town Engineer. He believes this is appropriate because it will remove the non-conforming machinery shed; eliminate the conflicting information on the house (whether it is a one-family or two-family), and return the property to residential use. They will improve the condition of the barn and house and add landscaping. They will provide a buffer on the north side. This provides much-needed housing.

Commissioner Kohan thanked the applicant for reducing the number of units, but would like to see it reduced even further. There are a number of issues with the well and septic system. He asked how long until they receive a response from the State. Mr. Pagini noted that he called the Health Department, and there has been no update on the septic approval. Commissioner Kohan suggested that we wait until we see what the State says about what can be done. He agreed that this is a good use of the Adaptive Re-use regulation, but it should be on public water and sewer.

Commissioner Leonardo stated that he can't find another use for this large space in this area. He stated that he doesn't see how it fits into the character of this part of town. The reduction in units is better.

Commissioner Seichter stated that he appreciates the reduction, but still has an issue with the character of the neighborhood. The barn is only 6 ft off the north boundary. The other multi-family building in the area is that is in the middle of the property. He appreciates the need for housing, but it is important to look at the neighborhood. This is difficult to support.

PUBLIC COMMENT

Robert Restivo, 390 Williams Road, stated that his property is to the left of this property. The application is not appropriate for the number of people it will bring in. This will add to traffic and noise. He is worried about the well situation. What recourse do they have if our wells run dry? He noted that the purpose of the Zoning Board is not only to protect property but to support the existing neighborhood from being overused.

Jim Buongirno, 389 Williams Road, stated concern with the specific setting and whether it can safely support this development. He referred to Statute 8-30g. He noted that the property is 800 ft from the Muddy River and any septic problems would affect our public water supply. The property is in the Watershed. He noted the regulations for this area. He mentioned that the undeveloped portion of the property is in the R120 district for environmentally sensitive areas. He stated that 10 to 19 individuals will use 4,620 to 10,640 gallons of water a week. This may exceed what a sensitive environment can sustain. He added that the driveway is hidden by a curve in the road and mature trees, so it is not safe. He is concerned about soil contamination from the machinery shed. He asked the Commission to decline the application.

Richard Parzano, 303 Highland Avenue, stated that he is an affordable housing advocate. We need to increase the housing stock in Town. Does more housing fit perfectly in all cases? No. He asked the Commission to consider that.

Scott Amore, 13 Jenna Road, asked why this is a Special Permit. Mr. Pagini replied that it is due to the adaptive re-use to a multi-family house in the zone. He added that lot coverage is not an issue, only building coverage. Since the footprint is not changing, that is fine. Mr. Amore stated that he is an advocate for more housing in Town. He understands the concerns, and they don't want to put anything anywhere. He added that we are moving in the right direction. He supported looking at 5 units instead. He invited everyone to join Wallingford Works for Housing to use the existing regulations and choose to work together. He added that this might be a great use for the property.

Chairman Fitzsimmons noted that the application is not for affordable housing under 8-30g.

Marie Williams, 3 Malchiodi Drive, stated that she is downhill from this property. She said that this is a great idea and she is not against improving the building. Her concern is the leaching fields and septic system in the back close to her yard. Her well is in her backyard. She is concerned that waste from this project will pollute her water.

Mr. Wiedenmann showed the septic site plan and identified Ms. Williams' well 40 or 50 ft off the property line. This project meets the health codes for wells. The soils are excellent for septic systems. The septic system for the development will be away from her well. Regarding reducing to 5 units, this is an economic decision. He works at showing the industry how small projects can impact housing and be economically feasible. Taking two units away has a significant financial impact. Regarding State approval of the septic system, he may split it into two systems, which would require only local approval. He added that if they don't get approval from the Town or the State, they won't move forward. He noted that houses are more efficient than 30 years ago, and adding one well on the property should be insignificant on the water needs of the area. Regarding the setbacks, he can't move the building, but it will need to be reused for something, or it will fall. He believes the use is compatible with the neighborhood, and it will be maintained carefully. He clarified that he is not proposing using 8-30g. Regarding sewer flow and the Muddy River, he noted that it will be 800 ft away from the septic system.

Other septic systems in the neighborhood are closer. He clarified that this area is a zoning district RU-40, not RU-20. He added that he is only adding 4 bedrooms to the site. Regarding the road, it is not a high-volume road but does have direct flow to Rt. 91. The sight lines are more than sufficient. He estimated that only 7 trips are being added during the peak hours.

Mr. Pagini cautioned the Commission that this could set a precedent. He added that the Commission can ask for additional technical information and continue the application.

Commissioner Kohan stated that the bulk of the outstanding questions have to be addressed before it can be approved. He is hesitant to make conditions of approval because if the project starts and then fails, it's a problem. The neighborhood character is important. He added that the regulations state that for adaptive re-use of multi-family, it should be served by city water and sewer. He asked if any thought had been given to a hydrologist to report on the aquifer.

Chairman Fitzsimmons asked if there was a timeline for the response from the State. Mr. Wiedenmann replied no and added that for the protection of the Town, permits are not issued until all approvals are done. So, they wouldn't be able to start. Chairman Fitzsimmons asked about the timeframe for approval. Mr. Pagini stated that two more extensions can be granted if the applicant approves. Chairman Fitzsimmons asked the Commission if they want to ask for an extension to see if the State responds or vote tonight. Mr. Wiedenmann stated that he is happy to grant an extension, but if the Commission is inclined to vote no, he'd rather know now. The consensus of the Commission was to vote tonight.

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

Commissioner Kohan: Motion to close the public hearing for application #401-26, Special Permit for Adaptive Re-use to Multi-Family/Malchiodi/386 Williams Road.

**Commissioner Leonardo: second
Vote: Unanimous**

Commissioner Kohan: Motion to deny the Special Permit for application 401-26 for Adaptive Re-use to Multi-Family for Malchiodi at 386 Williams Road without prejudice because:

- 1. Zoning Regulation Section 6.16.A "Determination by the Commission that the existing building and environment will be suitable for multi-family conversion and will not conversely impact the existing neighborhood characteristic." Additionally, Section 6.16. E "The existing building, in addition, shall be served by public sewer and public water supply," so we will not waive this condition**
- 2. We are waiting on substantial input as to how the well and the septic will be reconfigured by the State, which would serve to verify that this development could be constructed. Referencing:**

- i. Memo #401-26-08 from Mike Hughes, Chief Sanitarian, to Kevin Pagini, Town Planner, dated 3/23/26;
- ii. Interoffice Memorandum #401-26-06 from Tom Flannery, Senior Engineer, Water & Sewer Division to Kevin Pagini, Town Planner, dated 3/4/26;
- iii. Memorandum #401-26-03 from Mike Hughes, Chief Environmental Health Specialist, to Kevin Pagini, Town Planner; and
- iv. Still waiting for comments from the Fire Marshal on the revisions.

Commissioner Leonardo: second

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

The application is denied.

2. Text Amendment request for Quinnipiac Valley Growth Partners to add a cannabis retailer as an allowed use in the RF-40 (Route 5) Zoning District. Text Amendment will alter Sections §1.4, §6.34, and §4.16.H #502-26

Commissioner Leonardo read the legal notice and noted the correspondence. Application #502-26 – Text Amendment request for Quinnipiac Valley Growth Partners to add a cannabis retailer as an allowed use in the RF-40 (Route 5) Zoning District. Text amendment will alter Sections §1.4; §6.34; and §4.16.H. Correspondence included letter from Robert Satti, Chair, Regional Planning Commission, SCRCOG, to Kevin Pagini, Town Planner, dated March 16, 2026; Draft text amendment for Section 6.34 received March 18, 2026; email from Alison Kapushinski, Town Engineer to Kevin Pagini, Town Planner dated March 19, 2026; Inspection Report from Brian Schock, Wallingford Fire Marshal dated March 21, 2026; and email from Kevin Pagini, Town Planner to Joe Sanders, Planning & Zoning Commission dated April 10, 2026.

Jerry Farrell, Jr., Atty. and President of Quinnipiac Valley Growth Partners, along with employees Jim Weaver and Michael Pierpont, presented.

Atty. Farrell submitted the text amendment to allow cannabis retailers in a small section of the town. This is a local company, owned and operated in Wallingford, where the owners reside. In a competitive process, they won a cannabis cultivation license, Section 149, to cultivate (done elsewhere) and retail.

Mr. Weaver reported that there are currently 70 dispensaries statewide. He explained the areas of town that were eliminated from consideration, including residential areas and areas with public schools or places of worship. They are focusing on a small section of Rt. 5 in an RF-40 district. He noted that for cannabis retailers, customer volume is significantly less than that of fast food.

Atty. Farrell noted that Wallingford has a moratorium on cannabis. They are not seeking to abolish this but to amend it. They understand that Wallingford doesn't want a lot of retailers. The Commission can decide to enlarge the area that could possibly accommodate two more.

Mr. Pierpont noted that Connecticut has the strictest laws for cannabis in the US. To get a license is a competitive process. They were awarded the ability to purchase a license from the State for \$3million. He reviewed some of the rules and required testing. Every customer has to show ID at the entrance, and the store maintains information on the customers. They are subject to Federal, State, and Municipal taxes and predict that they will be paying \$200,000 in taxes to Wallingford each year.

Mr. Weaver reviewed the State regulations, which are stricter than those of liquor stores and smoke shops. There is extensive security and surveillance. Interior access is restricted. This applies to all cannabis retailers.

Mr. Pierpont stated that they would have only a handful of customers at any one time. They cannot display the cannabis leaf, and people cannot see in the windows. No onsite consumption is allowed, and a licensed pharmacist will be available at all times. Their packaging cannot appeal to children. They have spoken to the other tenants in this strip mall and have their support. They will be making improvements to the façade for the entire plaza. Their hours will be 9 am to no later than 10 pm.

Atty. Farrell explained the federal laws. Since 2015, federal law has recognized state laws for cannabis businesses and made them immune to federal law. The Federal Department of Justice has started the process to reclassify cannabis from a Schedule 1 drug to a Schedule 3 drug. President Trump has signed an executive order to complete this reclassification. He noted that this retailer would make cannabis available locally to older residents who use it medicinally. Meriden zoning approved cannabis, and they have received an application from a cannabis transportation organization. Other towns have benefited from the tax revenue and improvements to underutilized properties. He added that they want to bring a highly regulated business to Wallingford and eliminate the black market.

Commissioner Leonardo stated that he would have liked to have seen the map beforehand. He asked about the moratorium. The regulations say prohibition, which doesn't expire like a moratorium. He feels that this is spot zoning. Mr. Weaver noted that there is a 1000 ft buffer at this property. He showed how other properties could also be used. Commissioner Leonardo noted that there is a school nearby. Atty. Farrell clarified that the amendment applies to Wallingford K-12 schools operated by the Wallingford Board of Education. He added that they didn't look for properties beyond Rt. 68 to avoid facilities with children. Their product is aimed at adults. Regarding spot zoning, he shared a memo from Atty. Dennis Ceneviva explaining why this is not spot zoning.

Commissioner Kohan stated that he supports this. Other towns have been in this business for a while. He believes that with a couple of tweaks and the Town Engineer's comments, this is acceptable. He gave suggestions for wording changes. He had a question on item C, hybrid cannabis. Mr. Weaver explained that the State of Connecticut doesn't use the term dispensary, but uses retailer. If the retailer also sells

medical products, it is called a hybrid. This aligns with state laws. Commissioner Kohan noted that some of the neighboring towns use 1500 ft from schools instead of 1000 ft. He asked about signage. Mr. Pierpont replied that they are very restricted with what they can put on a sign. There is no specific branding at this time. They plan to be discreet and professional. Commissioner Kohan noted that a lot of towns are revising their zoning regulations to add THC beverages. He asked if the applicant is considering these. Mr. Pierpont stated that this is a common product and can be found in liquor stores. Above a certain limit, it has to be through a licensed retailer. Atty. Farrell noted that the THC beverages are already allowed in package stores. Mr. Weaver stated that they are limited to selling what is produced in the state.

Commissioner Seichter stated that he has no strong feeling about legalization, but this is a politically charged climate, and we need to adhere to the laws. Cannabis is currently a Schedule 1 drug and still illegal under Federal law. The DOJ has taken no action yet. If it were moved to schedule 3, the manufacture and distribution of recreational cannabis would still be illegal. States cannot actually legalize marijuana. Federal law takes precedence. We need to decide if we want to ignore Federal law. The State approved it for the money. We need to make a decision based on our own values. We can't pick and choose which laws to recognize. He is not comfortable changing the regulation.

Commissioner Venoit asked if the federal government legalized cannabis, would that put you out of business? Mr. Pierpont agreed and stated that Wallingford is missing out. Federal legislation is not good, but rescheduling is good. Commissioner Venoit asked what would happen if the President shut the door. Mr. Weaver replied that Section 903 of the controlled substances act contains an express condition dealing with this. He read a section of the law and explained that Connecticut's laws are still valid. The Federal government would have to get rid of controlled substances act. Commissioner Venoit asked why this wasn't discussed in a workshop format first. Atty. Farrell replied that he discussed it with Mr. Pagini. They have been in business for a number of years and studied what other communities have done, so they drafted the text amendment. Atty. Farrell explained how this issue is personal to him.

Chairman Fitzsimmons stated that he would have preferred to see the map of the Cannabis Retail District (CRB) ahead of time. Mr. Weaver clarified that this only includes properties accessible from Ives Road. Chairman Fitzsimmons asked if there was any documented support from the EDC or the Chamber. Atty. Farrell replied that they have not approached them yet. Chairman Fitzsimmons stated that he believes the staff comments have been addressed. He asked if they were amenable to removing all instances of the Engineering department doing the measurement. Atty. Farrell agreed.

PUBLIC COMMENT

Jerald E. Farrell, Sr., stated that his wife has Parkinson's and has been on home hospice and has used medical marijuana. When he picks up her order in Meriden, he sees many elderly people and many Wallingford people. Wallingford is losing money. He recommended that the Commissioners not let personal preferences on what's good or bad for people affect their vote. This is not against the law.

Don Crouch, Economic Development Specialist, stated that the retail plaza will be better than a stand-alone building for this business. That plaza has been hurting.

Rocco DeGenova, 7 Regent Court, stated that he is the Vice President of Wallingford's Committee on Aging. He has heard little or no interest at the Senior Center in having a cannabis distributor in Wallingford. They don't want the negative aspects that come with it.

Commissioner Venoit asked what other locations were considered. Mr. Crouch replied that there were locations discussed north of Rt. 68. Mr. Weaver replied, Rt. 5 is mostly strip malls and big box stores.

Mr. Pagini stated that if we want to limit or expand in the future, we would need to put a cap on the regulations. This was a suggestion from the Corporation Counsel.

Commissioner Leonardo asked if they would come back if they were approved tonight. Mr. Pagini replied that it would be a change of use request that is done administratively. Commissioner Leonardo asked about high traffic volume. Atty. Farrell replied that only 3 to 8 customers can be in the store at a time, and that would be a lot. It's not really about this site. He confirmed that they have a lease for this location. Commissioner Leonardo stated that he has seen cannabis retailers with lines out the door. Atty. Farrell stated that it is likely for pre-orders, and there are 70 parking spaces in the plaza. Commissioner Leonardo noted that this is across the street from 7 Brew, which already has traffic issues. He sees the potential for more traffic issues. Atty. Farrell stated that a Traffic Study is not required. Mr. Weaver confirmed that some locations have high traffic when they first open and when the industry was new.

Commissioner Kohan stated that he respects the opinions on the legality. He drives past a cannabis retailer in Meriden often and has never seen any bad activity or lines.

Chairman Fitzsimmons noted that other businesses have had high traffic at first.

Commissioner Seichter stated that he has no strong opinion on whether cannabis should be legalized. He doesn't want to pick and choose which laws to respect. If we decide to approve, then we need to strike from our regulations that any use would have to adhere to Federal law.

Commissioner DeGenova agrees with Commissioner Seichter. Federal laws are in place for a reason. WE can't pick and choose.

Mr. Pagini noted an inconsistency in the amendment. It should state 4.16.2.B.I instead of H. In addition, all subsections need to be labeled with lowercase letters.

Chairman Fitzsimmons noted that Wallingford is one of a few towns that allow gun sales, so there are two sides to each coin in the law.

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

Commissioner Kohan: Motion to close the public hearing for application # 502-26 – Text Amendment request for Quinnipiac Valley Growth Partners to add a cannabis retailer as an allowed use in the RF-40 (Route 5) Zoning District. Text amendment will alter Section §1.4; §6.34, and §4.16.B.2.I – Cannabis Retailer.

**Commissioner Leonardo: second
Vote: Unanimous**

Commissioner Kohan: Motion to approve application #502-26, Cannabis Retailer Text Amendment for Sections §1.4, §6.34, and §4.16.B.2.I, Zoning Text Amendment to Sections §1.4, §6.34, and 4.16.B.2.I to add Cannabis Retailer as an allowed use in the RF-40 (Route 5 District) on language dated March 18, 2026 because of the business benefit to the citizens of Wallingford not having to travel out of town for their supplies with the following condition of approval:

- 1. That text amendment eliminates the Wallingford Town Engineer and replace and replace that with accepted language as approved by the Town Planner.**

Commissioner Leonardo: Second

Vote: Kohan – yes; Leonardo – no; Seichter – no; Venoit – no; Chairman Fitzsimmons – yes.

The application failed.

OTHER BUSINESS

5. Special Permit – KSCGH Partners, LLC – 110 Leigus Road – Minor Modification – parking reduction #403-26

Commissioner Leonardo read the correspondence into the record including a letter dated March 12, 2026 from Taylor Daigle to the Department of Public Health; email dated April 13, 2026 from Michelle Dalipoli; an Inspection Report from the Fire Marshal, Brian Schock, dated March 24, 2026; and memo from the Department of Engineering to Planning & Zoning Commission, dated April 9, 2026.

Chairman Fitzsimmons noted that there are two applications. The Commission can't take action on this application because it is part of the re-subdivision application. This is per the Town Attorney today. The public hearing on the e-subdivision is to be held next month. He stated that the discussion will be opened, but this application can't be approved without the other.

Meghan Miles, Land Use Attorney, with Carmody, Torrance, Sandak & Hennessy, LLP, at 195 Church Street, New Haven; Terdap Shabozi, representing KSCGH; and Tom Daily, SLR, presented.

Atty. Miles explained that this is a minor modification to the old approval for this office development to permit a parking waiver. She stated that the applications were filed at the same time and neither requires a public hearing. Upon review, it was determined that the special permit subdivision application is actually a resubdivision and needs a public hearing. She stated that they will do a new notification mailing for next month's meeting. They acknowledged that the minor modification is to facilitate the resubdivision. Atty. Miles explained that it is a modification to an existing development operating under a special permit for the last 20 years. The intent is to align with the existing conditions for parking. They are requesting a parking waiver for the south part of the site. They will need only 950 spaces, not the 1001 in the application. She will document that change. The property is zoned Watershed Interchange District and in the Watershed Overlay District, now, but the office development was built when it was an Industrial Zone. The property has 105.8 acres, but the improvements only affect 44 acres. The remainder of the site will remain undeveloped. The office space is underutilized. The old Special Permit had 1,219 parking spaces required, while 1,416 were provided, plus an additional 300 added later. Significant parking was provided. She is asking to reduce the requirement from 4 per 1000 to 3.3 per 1000 based on actual use at the site. The access to the southern parking area has been gated off and is not being used. If the building were fully tenanted, 3 per 1000 is the standard for office development according to the ITE. The Town Engineer outlined the standards and appropriate parking. The Town Engineer agrees with the 950 spaces. This change is to facilitate the subdivision of the site. This opens the parking lot to something that will be needed in the future. The waiver regulation section 4.10.D.3 is only in the Watershed Interchange to discourage excessive parking areas.

Chairman Fitzsimmons asked the Commission if they felt this was a minor or major modification. Consensus was that it is minor.

Chairman Fitzsimmons called for a motion to confirm that this is a minor modification.

Commissioner Kohan: Motion to confirm that #403-26 Special Permit-KSCGH Partners, LLC, 110 Leigus Road – minor modification parking reduction has been determined to be a minor modification.

Commissioner Leonardo: Second

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

Commissioner Leonardo asked for a rough idea of how many of the spaces are used today. Mr. Shabozi replied that he can get specifics, but it's about 33% of the current spaces.

Commissioner Seichter stated that the maps have inconsistencies. The abutting non-residential property ownerships need to be updated.

Hearing no public comment, Chairman Fitzsimmons called for a motion to continue the application.

Commissioner Kohan: Motion to continue application # 403-26, Special Permit – KSCGH Partners, LLC for 110 Leigus Road to the May meeting.

**Commissioner Leonardo: Second
Vote: Unanimous**

PUBLIC DISCUSSION

6. Update and review of proposed recommendations for the Plan of Conservation and Development by Colliers Engineering and Design.

Jacob Robinson, Colliers Engineering and Design, updated the Commission on the project timeline. He stated that the final draft is due at the end of the month. He reviewed the preliminary survey takeaways from over 1200 responses. They also held 13 focus group meetings and met with Town departments. He reviewed the overarching thematic recommendations, which covered housing, development, transportation, municipal facilities and services, and environmental. He reviewed the Land Use recommendations and welcomed questions.

Commissioner Seichter suggested adding the John Street bridge to the plan, as well as bus shelters on Rt. 5. He suggested checking the naming of some properties. H asked for a chart of the land use zones. He commended the work done on this.

Commissioner Kohan noted that the Town won't be able to do everything that is recommended. He asked what common themes came from the key stakeholders and what the Town needs to do to grow appropriately. We need to know where public water and public sewers are. Mr. Robinson stated that common themes were better communication and marketing throughout the Town and to the State, as well as more community building in Town Center and more business opportunities. He stated that they will identify short-term goals in the implementation phase to get the ball rolling. Commissioner Kohan added that housing was also key. Mr. Pagini added that commonalities included improving transportation, traffic, promoting better uses, eliminating uses, improving intersections, walkability, conservation, promote housing. Basically, keep the Town as it is, but improve. Commissioner Kohan stated that he needs to see how it's all tied together. We need a couple of major themes and bullet points to get them done.

Mr. Robinson reviewed the next steps.

PUBLIC COMMENT

Jack Arigoni, 18 Martin Trail, stated that what's important is that everybody's got water. He reviewed his research on data centers and their impact on the environment. He also stated concern with the recent clear-cutting on Carpenter Lane that will result in runoff into the Muddy River. He mentioned chlorides in the water that damage pipes.

Ed Hohman, 12 Marie Lane, stated that to keep the Town growing, we need affordable housing, education, and elderly/retirement communities. He suggested taking back some of the IX and put in a school or a retirement community. We need to reinvest in the Town and the Education system.

BOND RELEASE

7. AA Plus Bonding Services, LLC/524 South Cherry Street #402-25

Mr. Pagini reported that this can be released.

Commissioner Kohan: Motion to release the Bond for AA Plus Bonding Services, LLC/524 South Cherry Street, #402-25.

Commissioner Leonardo: Second

Vote: Unanimous

REPORTS OF OFFICERS AND STAFF

8. Discussion on updates/remarks

Mr. Pagini summarized his report on recent activities. He noted that Water & Sewer agreed to help with the Aquifer Protection District inspections; the cease and desist order at 55 Kondracki Lane has been lifted, and the project is moving forward; the construction at 1136 Durham Road has started; and SCRCOG is helping us with the GIS database.

Chairman Fitzsimmons asked about the parking lot project at the train station. Mr. Pagini reported that it was selected by the State. Don Crouch, the RFP is due next summer.

9. Administrative Approvals – noted as approved

- a. **216 Center St/Journeyonyogalove, LLC #303-26**
- b. **76 Grove St/Manciero #801-26**
- c. **5 Old Pasture Ct/Dady #205-26**
- d. **950 Yale Ave/McNamara #305-26**
- e. **980 North Colony Rd/Fulytar #206-26**

Commissioner Kohan reviewed the process for Administrative Approvals.

10. ZBA March Decisions – no comment

11. ZBA Notice of April 20, 2026 – no comment

Mr. Pagini noted that the IT department is getting the Town email addresses set up for Commission members.

ADJOURNMENT

Commissioner Kohan: Motion to Adjourn the Wallingford Planning and Zoning Commission for Monday, April 13, 2026, at 10:15 pm.

**Commissioner Leonardo: Second
Vote: Unanimous**

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary

RESUBDIVISION

#101-26

110 LEIGUS ROAD

KSCGH PARTNERS, LLC



MAR 24 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

SUBDIVISION RESUBDIVISION
Please check type of application that applies

Application No.: 101-26

Name of Applicant: KSCGH Partners LLC Date: March 6, 2026, rev. March 24, 2026
(Please Print)

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

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

Interest in Property: Own 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 <u>105.813 Acres</u>	Total Number of Acres this Section <u>105.813 Acres</u>	Total Lots Proposed <u>4</u>	Number of Lots This Section <u>1</u>
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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

Meaghan Miles
Applicant Signature Meaghan Miles, Carmodity Thomas, Givens & Hennessy LLP
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 24, 2026

VIA HAND DELIVERY & E-MAIL: kevin.pagini@wallingfordct.gov

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

**Re: #403-26: Application for Resubdivision
110 a/k/a 108 Leigus Road, Wallingford, Connecticut**

Dear Mr. Pagini:

As you know, my firm represents KSCGH Partners LLC ("KSCGH"), the owner of property known as 110 a/k/a 108 Leigus Road, Wallingford, Connecticut (the "Property"). On March 6, 2026, my firm filed on behalf of KSCGH an application with the Town of Wallingford Planning & Zoning Commission for subdivision approval to divide the Property into four (4) lots. I am writing to change this application to a resubdivision application and to submit the additional materials required for resubdivision review.

As you also know from our prior discussions, we do not believe a resubdivision is required at this time to create the desired four (4) lots because the property has never been subdivided. We hold this opinion because, although a subdivision application was approved by the Commission on September 14, 1987, a notice that such approval 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 our review of those materials indicate that application was a "first cut" lot split from one lot to two lots and not a subdivision as defined under the Subdivision Regulations for the Town of Wallingford. Nonetheless, following review of our position with Town Counsel, I understand your preference is for our application to proceed as a resubdivision application resulting from a prior subdivision approval in your files.

In accordance with your request, enclosed please find six (6) copies of the following materials required for a resubdivision application:

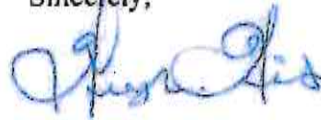
- Resubdivision Application Form;
- Revised Application Narrative (dated March 23, 2026); and,
- Abutters List and Map.

I do not believe any modifications are required to the plans submitted on March 6, 2026, for review as a resubdivision. Finally, please let this correspondence serve as notice that my client respectfully

submits to review as a resubdivision application under protest and reserves its rights under law to challenge the classification if appropriate.

As always, thank you for your time and attention to this application, and do not hesitate to contact me should you require any further information. I look forward to reviewing this application at the Commission's next available public hearing date.

Sincerely,



Meaghan M. Miles

Enclosures.

cc: Kambiz Shahbazi
Tom Daly

NARRATIVE Resubdivision

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 the resubdivision 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 Resubdivision

The Applicant intends to subdivide the Property into four (4) lots as reflected on the attached resubdivision 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 “Resubdivision Map”). No site work is proposed in connection with the resubdivision and existing conditions are to be maintained. At this time, the resubdivision 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:

¹A prior subdivision application was approved by the Commission on September 14, 1987, however a notice that such approval 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 review of those materials indicate that application was a “first cut” lot split from one lot to two lots and not a subdivision as defined under the Subdivision Regulations for the Town of Wallingford. Nonetheless, because there is a prior subdivision approval for this Property, it is the preference of the Town Planner and Town Counsel that this application proceed as a resubdivision application.

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 Resubdivision Map. This zoning table reflects a pending companion application for a special permit modification to

- **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 resubdivision 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 resubdivision, 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

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.

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.

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 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 resubdivision 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.

**List of Abutting Property Owners
110 (a/k/a 108) Leigus Road**

	PARCEL ID	ADDRESS	OWNER
1.	66-11	110 Leigus Road (Subject Property)	KSCGH PARTNERS LLC 150 EAST 58 ST 21ST FL NEW YORK NY 10155
2.	81-1	251 GRIEB RD	CHARLES JOHN & LOPP XIO 251 GRIEB RD WALLINGFORD CT 06492
3.	80-51	245 GRIEB RD	ZALONSKI ELIZABETH A & VICTOR R 245 GRIEB RD WALLINGFORD CT 06492
4.	80-50	243 GRIEB RD	TOWN OF WALLINGFORD DETENTION BASIN 45 S MAIN ST WALLINGFORD CT 06492-0118
5.	80-49	2 TRAILSIDE DR	COBB RICHARD L JR & ROBIN L 2 TRAILSIDE DR WALLINGFORD CT 06492
6.	80-48	3 TRAILSIDE DR	DAMIANI ANDREW & SANDRA 3 TRAILSIDE DR WALLINGFORD CT 06492
7.	80-47	237 GRIEB RD	MIRANDO RAYMOND M & CHRISTY 237 GRIEB RD WALLINGFORD CT 06492
8.	80-46	2 FAIRLAWN DR	PHEE GARY A & KATHLEEN M 2 FAIRLAWN DR WALLINGFORD CT 06492
9.	80-45	3 FAIRLAWN DR	ZHOU JING 3 FAIRLAWN DR WALLINGFORD CT 06492
10.	80-44	231 GRIEB RD	DAIGLE MICHAEL R & BONNIE S 231 GRIEB RD WALLINGFORD CT 06492
11.	80-68	229 GRIEB RD	WELCH KEVIN + ELIZABETH 229 GRIEB RD WALLINGFORD CT 06492
12.	80-69	199 GRIEB RD	WORONICK ROBERT A 199 GRIEB RD WALLINGFORD CT 06492

**List of Abutting Property Owners
110 (a/k/a 108) Leigus Road**

13.	80-43	200 GRIEB RD	RUSSO LAWRENCE A JR + CHERYL 200 GRIEB RD WALLINGFORD CT 06492
14.	80-88	204 GRIEB RD	LEIN ING JOHN C + MADELINE A 204 GRIEB RD WALLINGFORD CT 06492
15.	80-40	12 LEIGUS RD	LEIBERMAN KATHLEEN A+ LARRY S 12 LEIGUS RD WALLINGFORD CT 06492
16.	80-39	18 LEIGUS RD	PETROSKY DENISE M & RICHARD S 18 LEIGUS RD WALLINGFORD CT 06492
17.	80-38	26 LEIGUS RD	RUGGIERO MICHELE L + RONALD R 26 LEIGUS RD WALLINGFORD CT 06492
18.	80-37	34 LEIGUS RD	WALL KATHRYN J 34 LEIGUS RD WALLINGFORD CT 06492
19.	66-13	40 LEIGUS RD	QUIZHPI SONIA 40 LEIGUS RD WALLINGFORD CT 06492
20.	66-12	46 LEIGUS RD	FLORES JHONNY J & MEDINA TARCI 46 LEIGUS RD WALLINGFORD CT 06492
21.	66-18	23 PROMONTORY DR	CLAVE STEPHEN M + KERI A 23 PROMONTORY DR WALLINGFORD CT 06492
22.	66-48	32 PROMONTORY DR	TORTORA STEPHEN + CHRISTINA M 32 PROMONTORY DR WALLINGFORD CT 06492
23.	66-49	31 LEIGUS RD	CRAIG SCOTT C + DANIELLE M 31 LEIGUS RD WALLINGFORD CT 06492

**List of Abutting Property Owners
110 (a/k/a 108) Leigus Road**

24.	66-50	33 LEIGUS RD	SZELIGOWSKI MARIE 33 LEIGUS RD WALLINGFORD CT 06492
25.	66-51	35 LEIGUS RD	ELDRIDGE DORINDA & STEPHEN RE C/O ELDRIDGE DORINDA RICHEL 35 LEIGUS RD WALLINGFORD CT 06492
26.	66-52	37 LEIGUS RD	POPOLIZIO ANTHONY 37 LEIGUS RD WALLINGFORD CT 06492
27.	66-53	39 LEIGUS RD	MILLER GLENNA J 39 LEIGUS RD WALLINGFORD CT 06492
28.	66-17	25 LEIGUS RD	MURPHY KELLEY 25 LEIGUS RD WALLINGFORD CT 06492
29.	66-54	93 LEIGUS RD	RENDA ALBERT S + CHRISTINE J 93 LEIGUS RD WALLINGFORD CT 06492
30.	66-55	97 LEIGUS RD	BIROL VOLKAN H & NILAY G 97 LEIGUS RD WALLINGFORD CT 06492
31.	66-56	101 LEIGUS RD	NAGY ANN MARIE 101 LEIGUS RD WALLINGFORD CT 06492
32.	66-57	105 LEIGUS RD	DEFRANCESCO JOSEPH III + IDA 5 OLD FOREST RD NORTHFORD CT 06472
33.	66-58	109 LEIGUS RD	DEFRANCESCO JOSEPH III + IDA 5 OLD FOREST RD NORTHFORD CT 06472
34.	66-8	0 BARNES RD	STATE OF CONNECTICUT 80 WASHINGTON ST. COMMUTER PARKING LOT HARTFORD CT 06106

**List of Abutting Property Owners
110 (a/k/a 108) Leigus Road**

35.	66-10	1127 BARNES RD	KSCGH PARTNERS LLC 150 EAST 58 ST 21ST FL NEW YORK NY 10155
36.	67-22	CT ROUTE 68	TOWN OF WALLINGFORD 45 SOUTH MAIN ST WALLINGFORD CT 06492
37.	67-21	BARNES RD	STATE OF CONNECTICUT 80 WASHINGTON ST HARTFORD CT 06106
38.	67-5	600 NORTHROP RD	C2 LAND LP C/O SLK GLOBAL SOLUTIONS 2727 LBJ FREEWAY STE 806 DALLAS TX 75234
39.	67-6	1 MILES DR	GEM PROPERTY GROUP LLC PO BOX 176 WALLINGFORD CT 06492
40.	67-8	110 MILES DR	KCP RE LLC C/O SCHWARTZ KALES ACCOUNTAN 6310 SAN VICENTE BLVD STE 250 LOS ANGELES CA 90048
41.	67-9	100 MILES DR	DANBURY REAL ESTATE LLC 80 NEWTOWN RD DANBURY CT 06810
42.	67-10	4 MILES DR	WALLINGFORD LODGING PARTNER 642 RACEBROOK RD ORANGE CT 06477
43.	67-11	90 MILES DR	NE WALLINGFORD OWNER LLC 68 S SERVIVE RD STE 120 ATTN: GSS HOTEL PROPERTY COR MELVILLE NY 11747
44.	81-7	675 WILLIAMS RD	THOMAS RINGROSE SPECIAL NEED C/O CAROL PERROTTA 4412 INDIGO SLATE WAY WILMINGTON NC 28412
45.	81-8	673 WILLIAMS RD	THOMAS RINGROSE SPECIAL NEED VINCENT CHARLES ROBITAILLE TR 4412 INDIGO SLATE WAY WILMINGTON NC 28412

**List of Abutting Property Owners
110 (a/k/a 108) Leigus Road**

46.	81-9	54 GRIEB TRL	PISANI ROBERT L & LOIS D 54 GRIEB TRL WALLINGFORD CT 06492
47.	95-11	56 GRIEB TRL	KASTUKEVICH KYLE 56 GRIEB TRL WALLINGFORD CT 06492
48.	81-6	1 GRIEB RD	TOWN OF WALLINGFORD 377 SO CHERRY ST WALLINGFORD CT 06492
49.	81-3	273 GRIEB RD	MASNATO MICHAEL J 273 GRIEB RD WALLINGFORD CT 06492
50.	81-2	257 GRIEB RD	ST ONGE LIZ-ANN 257 GRIEB RD WALLINGFORD CT 06492
51.			AMY MARTINEZ TRANS. PRINCIPAL PROPERTY AGENT, DOT APPRAISALS/PROPERTY MGMT. DIV. 2800 BERLIN TURNPIKE P.O. BOX 317546 NEWINGTON, CT 06131-7546
52.			STATE OF CONN. DOT JULIE THOMAS 4 BREWERY STREET NEW HAVEN, CT 06519
53.			STATE OF CONN. DOT ROBERT IKE 2800 BERLIN TURNPIKE P.O. BOX 317546 NEWINGTON, CT 06131

Map: 67
June 2011

Town of Wallingford, CT
Assessor's Map



OFFICE OF THE ASSESSOR
STATE OF CONNECTICUT

- Map Features**
- 10 Air Rights
 - 20 Access Easement
 - 30 Access
 - 40 Aerial Right
 - 50 Boundary Line
 - 60 Boundary Line
 - 70 Boundary Line
 - 80 Boundary Line
 - 90 Boundary Line
 - 100 Boundary Line
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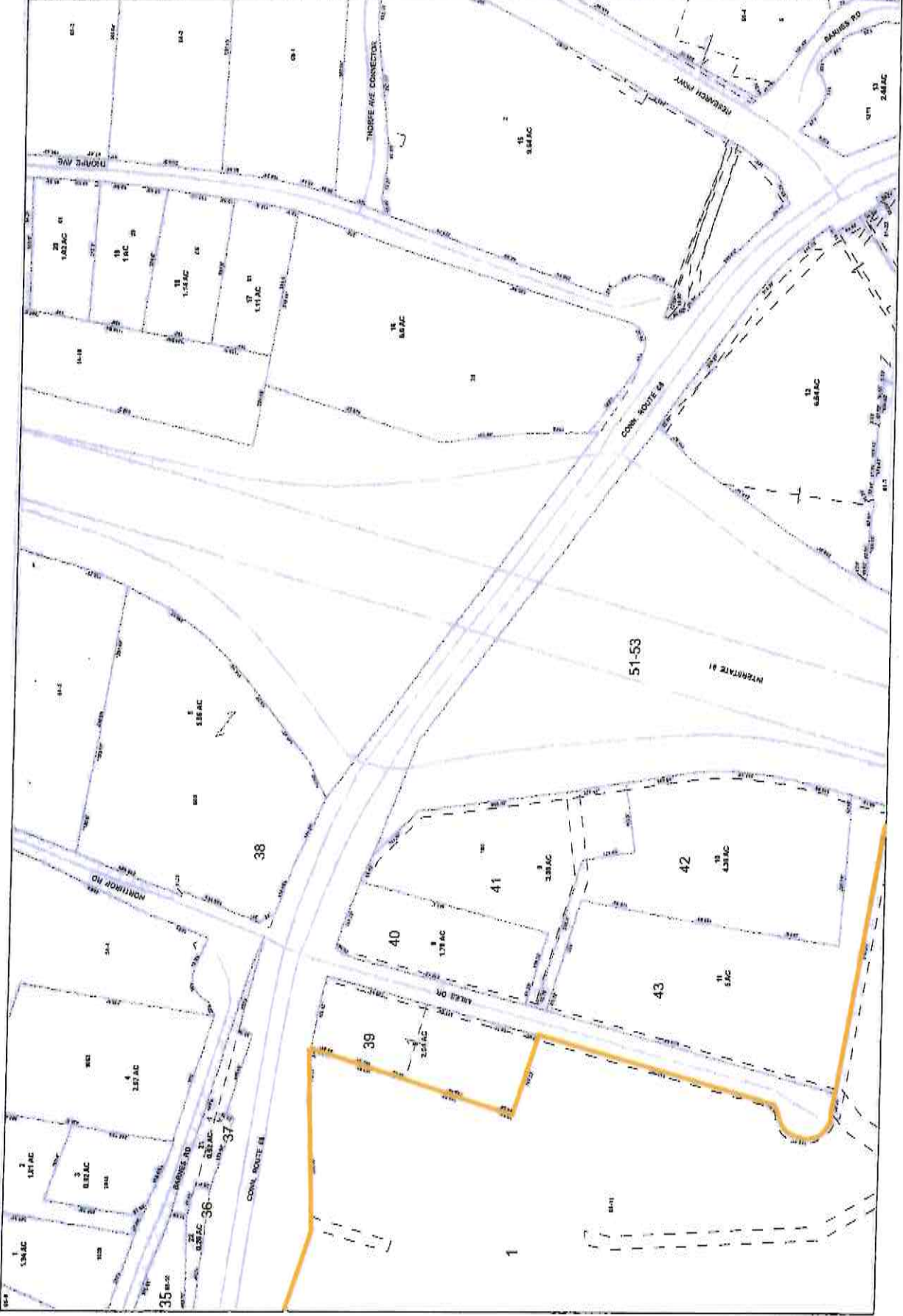


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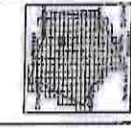
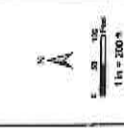


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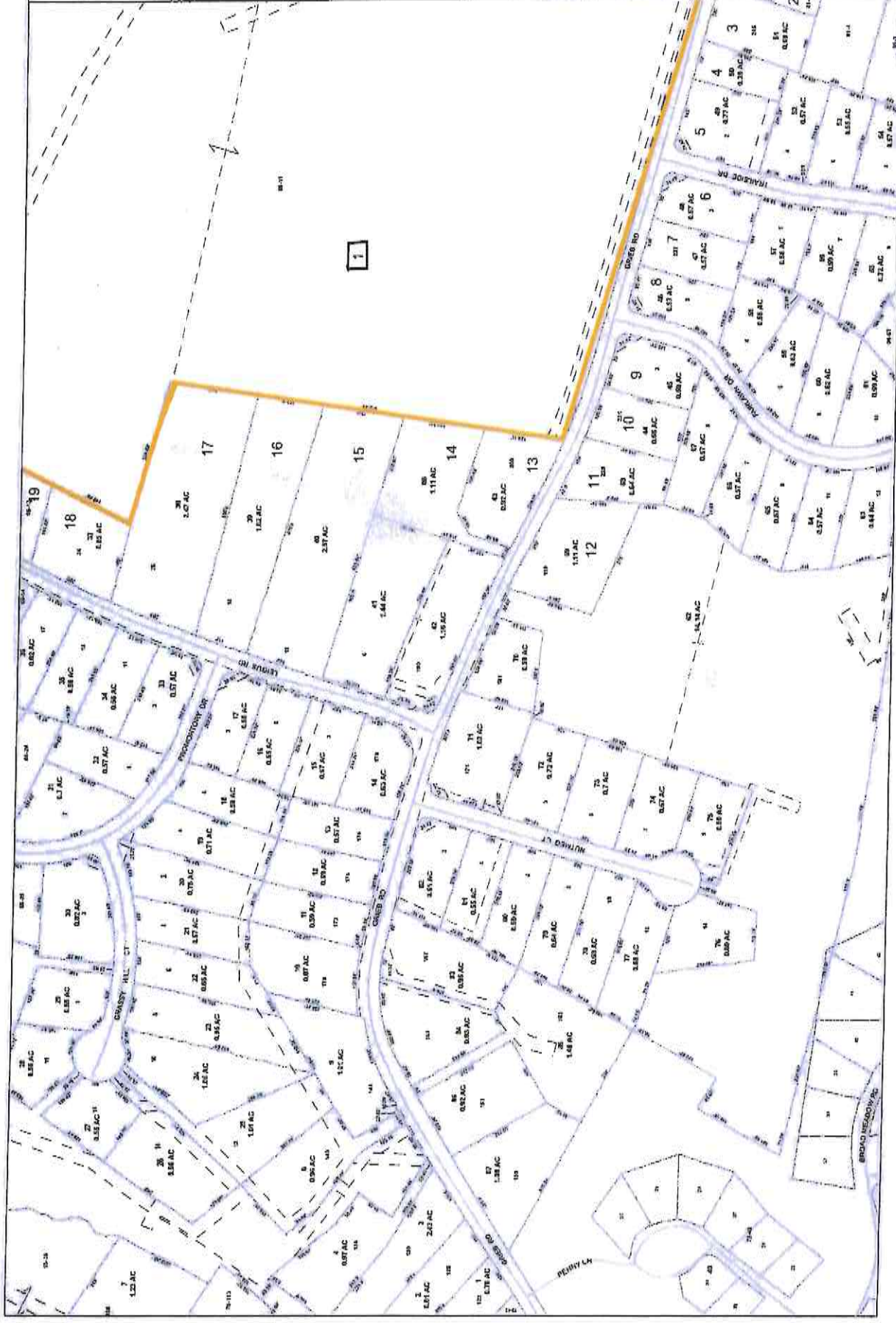


- Map Features**
- 100 1st Class
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Map 100
2023



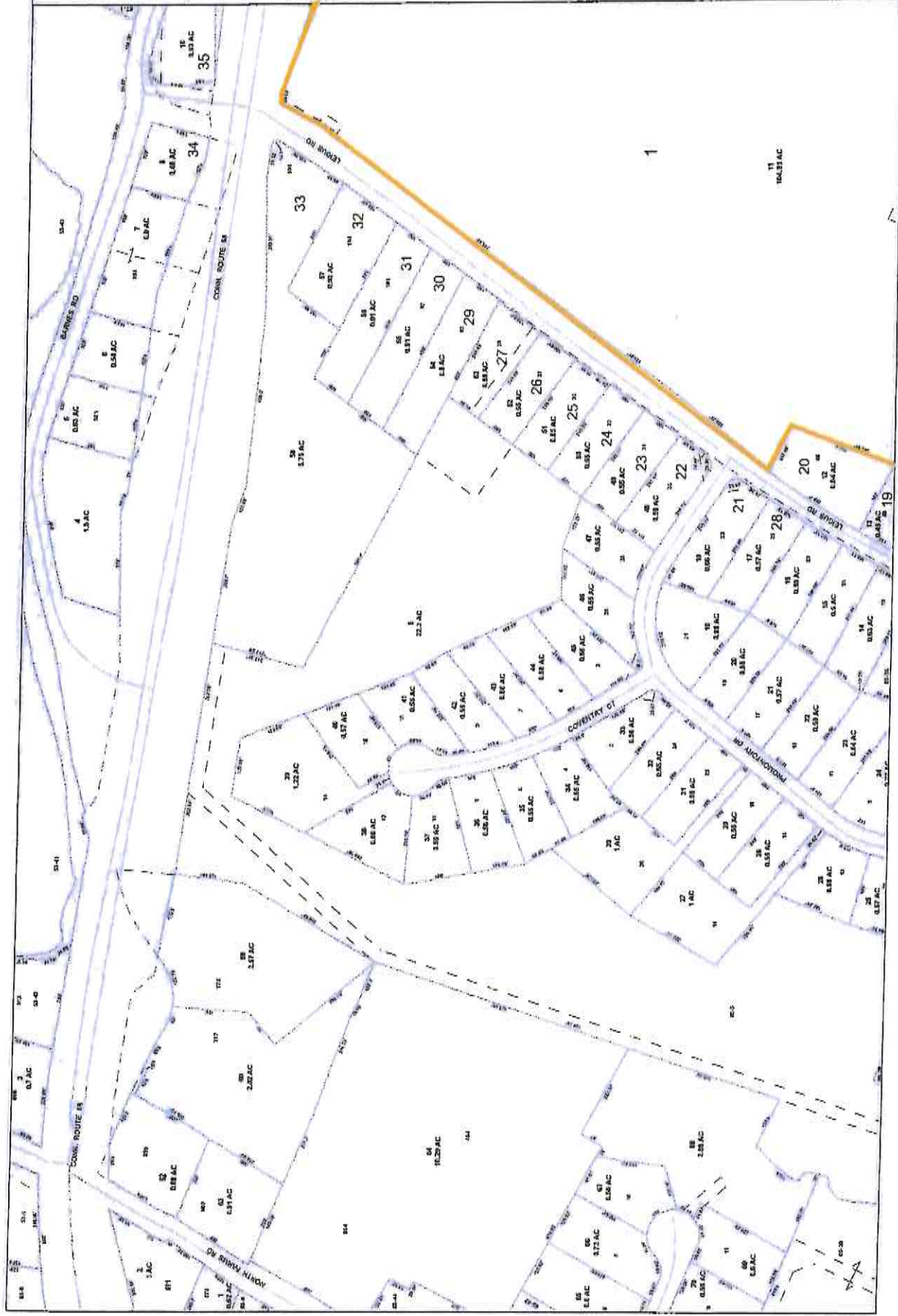


- Map Features
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Map Date: 4/21/08
 Map Scale: 1 in = 200 ft
 Map Projection: NAD 83 UTM
 Map Contour Interval: 10 feet
 Map Contour Elevation: 100 feet
 Map Contour Interval: 10 feet
 Map Contour Elevation: 100 feet





Town of Wallingford, Connecticut

JAMES C. FITZSIMMONS
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

March 25, 2026

KSCGH Partners, LLC
C/O Meaghan Miles
195 Church Street
New Haven, CT 06510

RE: Notification of Public Hearing
Resubdivision Application #101-26
110 Leigus Road

Gentlemen:

Enclosed is your copy of the Legal Notice for the Planning and Zoning Commission's **Monday, April 13, 2026** regular meeting. Because you have applied for a Resubdivision, Wallingford Zoning Regulations require that you send a copy of this notice using **U.S.P.S. Certificates of Mailing** to all property owners whose property abuts yours, including those across the street, 10 to 15 days prior to the meeting. **In your case this is between Monday, March 30, 2026, and Friday, April 3, 2026.**

The precise details concerning the neighbor notification are contained on the enclosed sheet.

Should you have any questions pertaining to this matter, please contact this office at 203-294-2090.

Sincerely,

Kevin J. Pagini

Kevin J. Pagini
Town Planner

RECEIVED

APR 06 2026

WALLINGFOHL
& JENNINGS & ZONING

195 Church Street
P.O. Box 1950
New Haven, CT 06510

April 2, 2026

VIA FEDEX

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

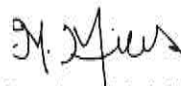
**Re: Certificates of Mailing
#101-26: 110 Leigus Road - Resubdivision**

Dear Mr. Pagini:

On March 31, 2026, my office mailed notice of public hearing on April 13, 2026 at 7:00 p.m., concerning the above-captioned application, via Certificate of Mailing, to all abutting property owners (including across the street), including a copy of the legal notice provided by your office. Enclosed please find the original Certificate of Mailing, as well as a copy of the notice letter, area map, and list of abutters. It would be appreciated if you could add this to the record for the pending resubdivision application.

Please feel free to contact me should you require any further information.

Sincerely,

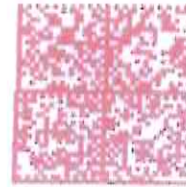


Meaghan M. Miles

Enclosures.

CARMODY

TORRANCE | SANDAK | HENNESSEY 



quadrant
CORRECTION
IMI
\$038.48⁰
03/31/2026 ZIP 06510
043M31248418

US POSTAGE

CHARLES JOHN & LOPP XIO
251 GRIEB RD
WALLINGFORD CT 06492

ZALONSKI ELIZABETH A &
VICTOR R
245 GRIEB RD
WALLINGFORD CT 06492

TOWN OF WALLINGFORD
DETENTION BASIN
45 S MAIN ST
WALLINGFORD CT 06492-0118

COBB RICHARD L JR & ROBIN L
2 TRAILSIDE DR
WALLINGFORD CT 06492

DAMIANI ANDREW & SANDRA
3 TRAILSIDE DR
WALLINGFORD CT 06492

MIRANDO RAYMOND M &
CHRISTY
237 GRIEB RD
WALLINGFORD CT 06492

PHIEE GARY A & KATHLEEN M
2 FAIRLAWN DR
WALLINGFORD CT 06492

ZHOU JING
3 FAIRLAWN DR
WALLINGFORD CT 06492

DAIGLE MICHAEL R & BONNIE S
231 GRIEB RD
WALLINGFORD CT 06492

WELCH KEVIN + ELIZABETH
229 GRIEB RD
WALLINGFORD CT 06492

WORONICK ROBERT A
199 GRIEB RD
WALLINGFORD CT 06492

RUSSO LAWRENCE A JR +
CHERYL
200 GRIEB RD
WALLINGFORD CT 06492

LEINING JOHN C + MADELINE A
204 GRIEB RD
WALLINGFORD CT 06492

LEIBERMAN KATHLEEN A +
LARRY S
12 LEIGUS RD
WALLINGFORD CT 06492

PETROSKY DENISE M & RICHARD S
18 LEIGUS RD
WALLINGFORD CT 06492

RUGGIERO MICHELE L +
RONALD R
26 LEIGUS RD
WALLINGFORD CT 06492

WALL KATHRYN J
34 LEIGUS RD
WALLINGFORD CT 06492

QUIZHPI SONIA
40 LEIGUS RD
WALLINGFORD CT 06492

FLORES JHONNY J & MEDINA
TARCI
46 LEIGUS RD
WALLINGFORD CT 06492

CLAVE STEPHEN M + KERI A
23 PROMONTORY DR
WALLINGFORD CT 06492

TORTORA STEPHEN +
CHRISTINA M
32 PROMONTORY DR
WALLINGFORD CT 06492

CRAIG SCOTT C + DANIELLE M
31 LEIGUS RD
WALLINGFORD CT 06492

SZELIGOWSKI MARIE
33 LEIGUS RD
WALLINGFORD CT 06492

ELDRIDGE DORINDA & STEPHEN RE
C/O ELDRIDGE DORINDA RICHETEL
35 LEIGUS RD
WALLINGFORD CT 06492

POPOLIZIO ANTHONY
37 LEIGUS RD
WALLINGFORD CT 06492

MILLER GLENNA J
39 LEIGUS RD
WALLINGFORD CT 06492

MURPHY KELLEY
25 LEIGUS RD
WALLINGFORD CT 06492

RENDA ALBERT S + CHRISTINE J
93 LEIGUS RD
WALLINGFORD CT 06492

BIROL VOLKAN H & NILAY G
97 LEIGUS RD
WALLINGFORD CT 06492

NAGY ANN MARIE
101 LEIGUS RD
WALLINGFORD CT 06492

DEFRANCESCO JOSEPH III +
IDA
5 OLD FOREST RD
NORTHFORD CT 06472

DEFRANCESCO JOSEPH III + IDA
5 OLD FOREST RD
NORTHFORD CT 06472

STATE OF CONNECTICUT
80 WASHINGTON ST.
COMMUTER PARKING LOT
HARTFORD CT 06106

KSCGH PARTNERS LLC
150 EAST 58 ST 21ST FL
NEW YORK NY 10155

TOWN OF WALLINGFORD
45 SOUTH MAIN ST
WALLINGFORD CT 06492

STATE OF CONNECTICUT
80 WASHINGTON ST
HARTFORD CT 06106

C2 LAND LP
C/O SLK GLOBAL SOLUTIONS
2727 LBJ FREEWAY STE 806
DALLAS TX 75234

GEM PROPERTY GROUP LLC
PO BOX 176
WALLINGFORD CT 06492

KCP RE LLC
C/O SCHWARTZ KALES ACCOUNTAN
6310 SAN VICENTE BLVD STE 250
LOS ANGELES CA 90048

DANBURY REAL ESTATE LLC
80 NEWTOWN RD
DANBURY CT 06810

WALLINGFORD LODGING
PARTNER
642 RACEBROOK RD
ORANGE CT 06477

NE WALLINGFORD OWNER LLC
68 S SERVIVE RD STE 120
ATTN: GSS HOTEL PROPERTY COR
MELVILLE NY 11747

THOMAS RINGROSE SPECIAL
NEED
C/O CAROL PERROTTA
4412 INDIGO SLATE WAY
WILMINGTON NC 28412

THOMAS RINGROSE SPECIAL NEED
VINCENT CHARLES ROBITAILLE TR
4412 INDIGO SLATE WAY
WILMINGTON NC 28412

PISANI ROBERT L & LOIS D
54 GRIEB TRL
WALLINGFORD CT 06492

KASTUKEVICH KYLE
56 GRIEB TRL
WALLINGFORD CT 06492

TOWN OF WALLINGFORD
377 SO CHERRY ST
WALLINGFORD CT 06492

MASNATO MICHAEL J
273 GRIEB RD
WALLINGFORD CT 06492

ST ONGE LIZ-ANN
257 GRIEB RD
WALLINGFORD CT 06492

AMY MARTINEZ
TRANS. PRINCIPAL PROPERTY AGENT, DOT
APPRAISALS/PROPERTY MGMT. DIV.
2800 BERLIN TURNPIKE
P.O. BOX 317546
NEWINGTON, CT 06131-7546

STATE OF CONN. DOT
JULIE THOMAS
4 BREWERY STREET
NEW HAVEN, CT 06519

STATE OF CONN. DOT
ROBERT IKE
2800 BERLIN TURNPIKE
P.O. BOX 317546
NEWINGTON, CT 06131

March 31, 2026

**RE: Notice of Public Hearing
Planning & Zoning Commission Application #101-26
110 a/k/a 108 Leigus Road, Wallingford, Connecticut**

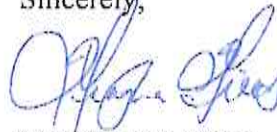
Dear Neighboring Property Owner:

My firm represents KSCGH Partners LLC ("KSCGH"), the owner of property known as 110 a/k/a 108 Leigus Road, Wallingford, Connecticut (the "Property"). I am writing to inform you that KSCGH has filed an application with the Town of Wallingford Planning & Zoning Commission (the "Commission") for resubdivision approval to divide the Property into four (4) lots.

Because you own property that abuts the Property, the subdivision regulations require that you be notified of the fact that the Commission will hold a **Public Hearing on Monday, April 13, 2026, at 7:00 p.m. in Room #315 of Town Hall located at 45 South Main Street, Wallingford, Connecticut.** The meeting may be continued to another time and any information relative to any continuation may be announced by the Commission on April 13.

Enclosed please find the legal notice of hearing that has been provided by the Town of Wallingford with additional information. Should you have any questions, please feel free to contact me at your convenience.

Sincerely,



Meaghan M. Miles

Enclosure



Town of Wallingford, Connecticut

JAMES SEICHTER
CHAIRMAN, PLANNING & ZONING COMMISSION

KEVIN J. PAGINI
TOWNSHIP ENGINEER

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, April 13, 2026**, at 7:00 p.m. in Room #315 of Town Hall located at 45 South Main Street.

1. **#502-26** – Text Amendment request for Quinnipiac Valley Growth Partners to add cannabis retailer as an allowed use in the RF-40 (Route 5) Zoning District. Text amendment will alter Sections §1.4; §6.34 and §4.16.H.
2. **#402-26** – Special Permit request for Houston McInvale to remove existing buildings on site and construct 8 new townhouses with associated parking at 1183 and 1185 Old Colony Rd. – T-30 (Tracy) Zoning District
3. **#101-26** – Resubdivision request for KSCGH Partners, LLC to subdivide a 105.8 acre parcel into four lots each comprised of 38.5±; 12.4±, 21.6±; and 33.4± acres – WI (watershed Interchange) District

WALLINGFORD PLANNING AND ZONING COMMISSION

DAVID LEONARDO, SECRETARY

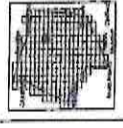
DATED AT WALLINGFORD
03/25/2026

PUBLICATION DATES
03/31/2026
04/07/2026

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.

Map Features

11	Water
12	Highway
13	Other Road
14	Proposed Road
15	Proposed Lot
16	Proposed Subdivision
17	Proposed Easement
18	Proposed Encroachment
19	Proposed Boundary
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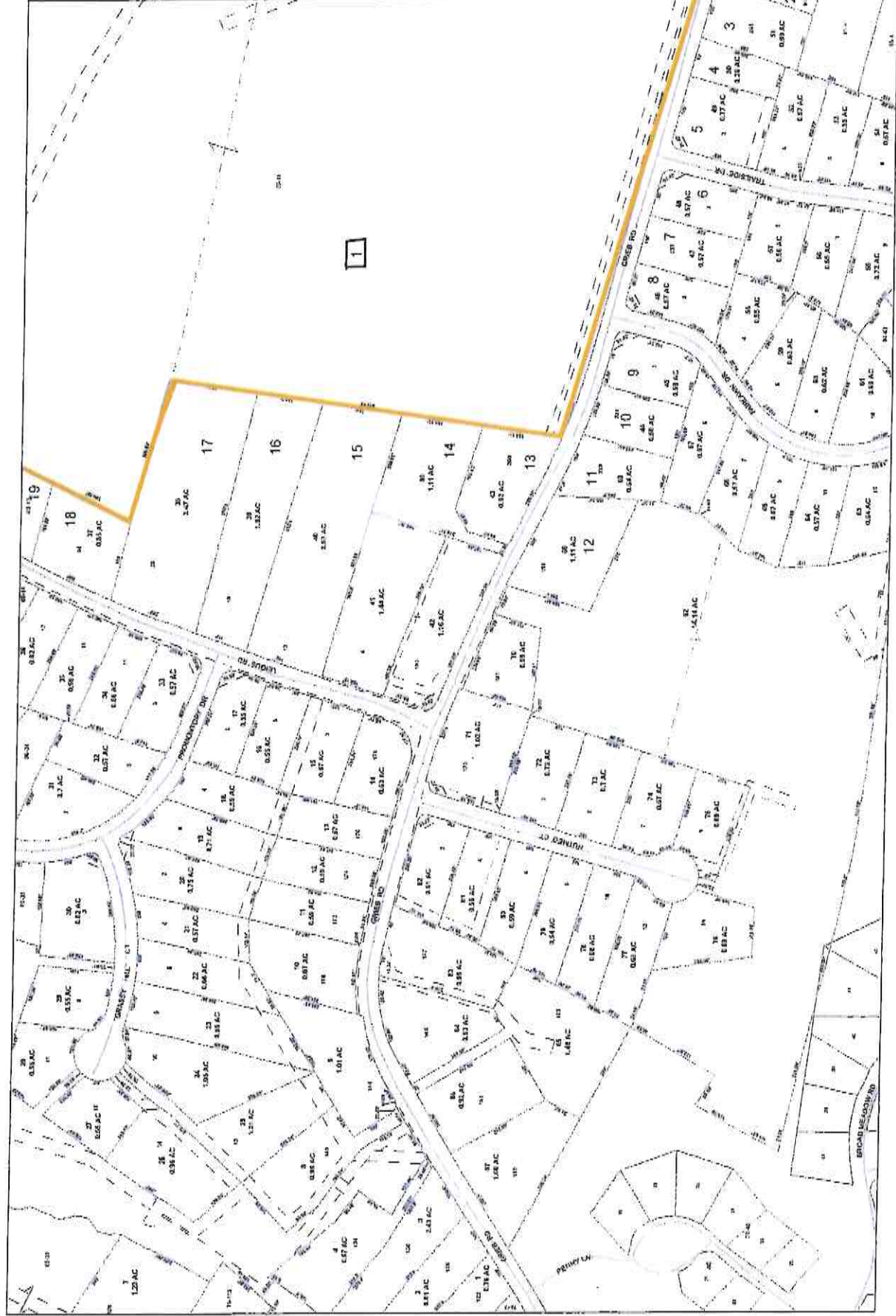


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MEGEO

Map 00
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06/14/11



Map 66
4/21

Town of
Hillingford, CT
Assessor's Map



COURT OF SUPERIOR
JUDICIAL POWER

Map Features

- 1. State Route
- 2. Local Road
- 3. Easement
- 4. Utility
- 5. Water
- 6. Wetland
- 7. Flood Hazard
- 8. Other

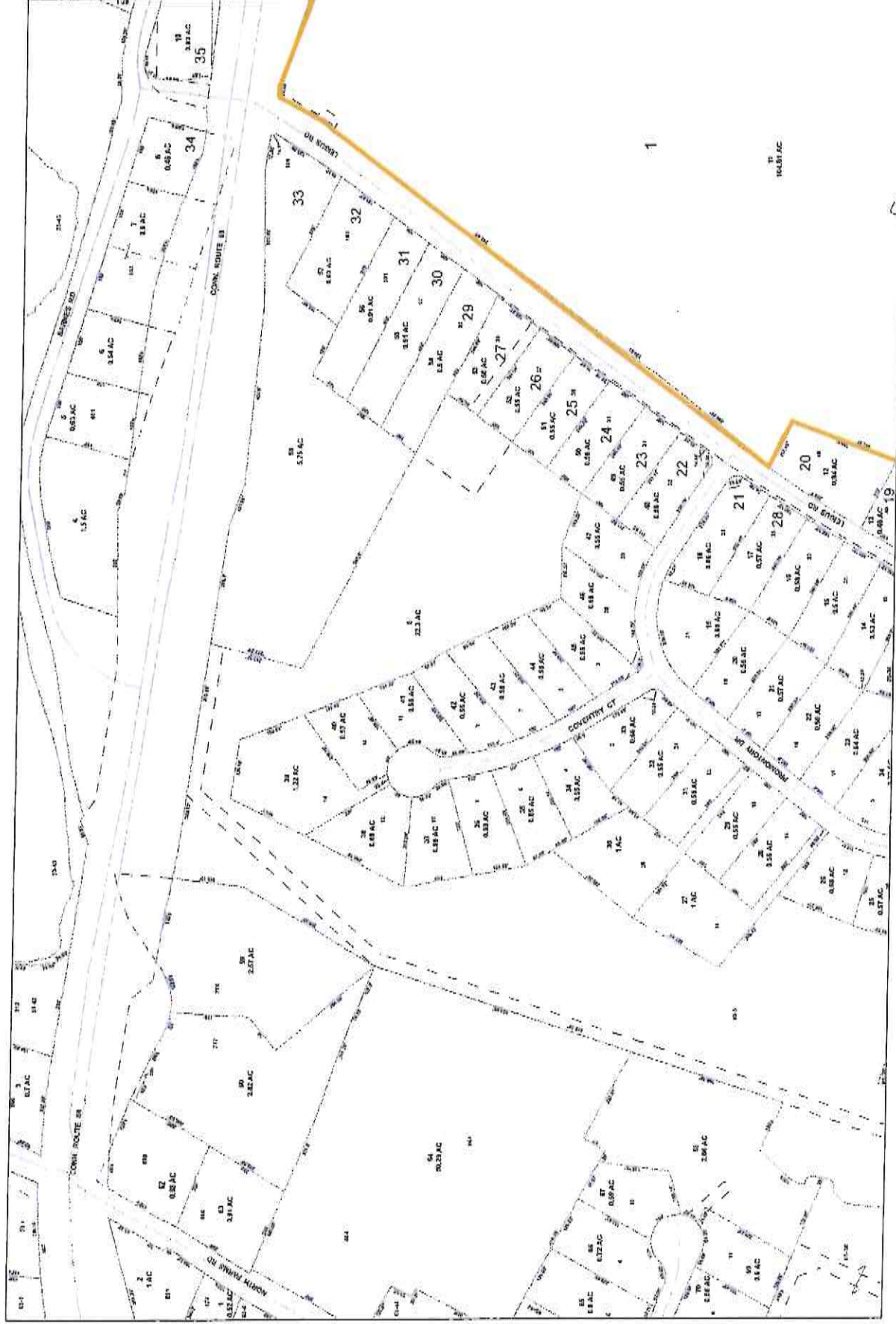


Scale
1" = 100'



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68	69	70
71	72	73

Map Date
4/21/21



**List of Abutting Property Owners
110 (a/k/a 108) Leigus Road**

	PARCEL ID	ADDRESS	OWNER
1.	66-11	110 Leigus Road (Subject Property)	KSCGH PARTNERS LLC 150 EAST 58 ST 21ST FL NEW YORK NY 10155
2.	81-1	251 GRIEB RD	CHARLES JOHN & LOPP XIO 251 GRIEB RD WALLINGFORD CT 06492
3.	80-51	245 GRIEB RD	ZALONSKI ELIZABETH A & VICTOR R 245 GRIEB RD WALLINGFORD CT 06492
4.	80-50	243 GRIEB RD	TOWN OF WALLINGFORD DETENTION BASIN 45 S MAIN ST WALLINGFORD CT 06492-0118
5.	80-49	2 TRAILSIDE DR	COBB RICHARD L JR & ROBIN L 2 TRAILSIDE DR WALLINGFORD CT 06492
6.	80-48	3 TRAILSIDE DR	DAMIANI ANDREW & SANDRA 3 TRAILSIDE DR WALLINGFORD CT 06492
7.	80-47	237 GRIEB RD	MIRANDO RAYMOND M & CHRISTY 237 GRIEB RD WALLINGFORD CT 06492
8.	80-46	2 FAIRLAWN DR	PHEE GARY A & KATHLEEN M 2 FAIRLAWN DR WALLINGFORD CT 06492
9.	80-45	3 FAIRLAWN DR	ZHOU JING 3 FAIRLAWN DR WALLINGFORD CT 06492
10.	80-44	231 GRIEB RD	DAIGLE MICHAEL R & BONNIE S 231 GRIEB RD WALLINGFORD CT 06492
11.	80-68	229 GRIEB RD	WELCH KEVIN + ELIZABETH 229 GRIEB RD WALLINGFORD CT 06492
12.	80-69	199 GRIEB RD	WORONICK ROBERT A 199 GRIEB RD WALLINGFORD CT 06492

**List of Abutting Property Owners
110 (a/k/a 108) Leigus Road**

13.	80-43	200 GRIEB RD	RUSSO LAWRENCE A JR + CHERYL 200 GRIEB RD WALLINGFORD CT 06492
14.	80-88	204 GRIEB RD	LEIN ING JOHN C + MADELINE A 204 GRIEB RD WALLINGFORD CT 06492
15.	80-40	12 LEIGUS RD	LEIBERMAN KATHLEEN A+ LARRY S 12 LEIGUS RD WALLINGFORD CT 06492
16.	80-39	18 LEIGUS RD	PETROSKY DENISE M & RICHARD S 18 LEIGUS RD WALLINGFORD CT 06492
17.	80-38	26 LEIGUS RD	RUGGIERO MICHELE L + RONALD R 26 LEIGUS RD WALLINGFORD CT 06492
18.	80-37	34 LEIGUS RD	WALL KATHRYN J 34 LEIGUS RD WALLINGFORD CT 06492
19.	66-13	40 LEIGUS RD	QUIZHPI SONIA 40 LEIGUS RD WALLINGFORD CT 06492
20.	66-12	46 LEIGUS RD	FLORES JHONNY J & MEDINA TARCI 46 LEIGUS RD WALLINGFORD CT 06492
21.	66-18	23 PROMONTORY DR	CLAVE STEPHEN M + KERI A 23 PROMONTORY DR WALLINGFORD CT 06492
22.	66-48	32 PROMONTORY DR	TORTORA STEPHEN + CHRISTINA M 32 PROMONTORY DR WALLINGFORD CT 06492
23.	66-49	31 LEIGUS RD	CRAIG SCOTT C + DANIELLE M 31 LEIGUS RD WALLINGFORD CT 06492

**List of Abutting Property Owners
110 (a/k/a 108) Leigus Road**

24.	66-50	33 LEIGUS RD	SZELIGOWSKI MARIE 33 LEIGUS RD WALLINGFORD CT 06492
25.	66-51	35 LEIGUS RD	ELDRIDGE DORINDA & STEPHEN RE C/O ELDRIDGE DORINDA RICHEL 35 LEIGUS RD WALLINGFORD CT 06492
26.	66-52	37 LEIGUS RD	POPOLIZIO ANTHONY 37 LEIGUS RD WALLINGFORD CT 06492
27.	66-53	39 LEIGUS RD	MILLER GLENNA J 39 LEIGUS RD WALLINGFORD CT 06492
28.	66-17	25 LEIGUS RD	MURPHY KELLEY 25 LEIGUS RD WALLINGFORD CT 06492
29.	66-54	93 LEIGUS RD	RENDA ALBERT S + CHRISTINE J 93 LEIGUS RD WALLINGFORD CT 06492
30.	66-55	97 LEIGUS RD	BIROL VOLKAN H & NILAY G 97 LEIGUS RD WALLINGFORD CT 06492
31.	66-56	101 LEIGUS RD	NAGY ANN MARIE 101 LEIGUS RD WALLINGFORD CT 06492
32.	66-57	105 LEIGUS RD	DEFRANCESCO JOSEPH III + IDA 5 OLD FOREST RD NORTHFORD CT 06472
33.	66-58	109 LEIGUS RD	DEFRANCESCO JOSEPH III + IDA 5 OLD FOREST RD NORTHFORD CT 06472
34.	66-8	0 BARNES RD	STATE OF CONNECTICUT 80 WASHINGTON ST. COMMUTER PARKING LOT HARTFORD CT 06106

**List of Abutting Property Owners
110 (a/k/a 108) Leigus Road**

35.	66-10	1127 BARNES RD	KSCGH PARTNERS LLC 150 EAST 58 ST 21ST FL NEW YORK NY 10155
36.	67-22	CT ROUTE 68	TOWN OF WALLINGFORD 45 SOUTH MAIN ST WALLINGFORD CT 06492
37.	67-21	BARNES RD	STATE OF CONNECTICUT 80 WASHINGTON ST HARTFORD CT 06106
38.	67-5	600 NORTHROP RD	C2 LAND LP C/O SLK GLOBAL SOLUTIONS 2727 LBJ FREEWAY STE 806 DALLAS TX 75234
39.	67-6	1 MILES DR	GEM PROPERTY GROUP LLC PO BOX 176 WALLINGFORD CT 06492
40.	67-8	110 MILES DR	KCP RE LLC C/O SCHWARTZ KALES ACCOUNTAN 6310 SAN VICENTE BLVD STE 250 LOS ANGELES CA 90048
41.	67-9	100 MILES DR	DANBURY REAL ESTATE LLC 80 NEWTOWN RD DANBURY CT 06810
42.	67-10	4 MILES DR	WALLINGFORD LODGING PARTNER 642 RACEBROOK RD ORANGE CT 06477
43.	67-11	90 MILES DR	NE WALLINGFORD OWNER LLC 68 S SERVIVE RD STE 120 ATTN: GSS HOTEL PROPERTY COR MELVILLE NY 11747
44.	81-7	675 WILLIAMS RD	THOMAS RINGROSE SPECIAL NEED C/O CAROL PERROTTA 4412 INDIGO SLATE WAY WILMINGTON NC 28412
45.	81-8	673 WILLIAMS RD	THOMAS RINGROSE SPECIAL NEED VINCENT CHARLES ROBITAILLE TR 4412 INDIGO SLATE WAY WILMINGTON NC 28412

**List of Abutting Property Owners
110 (a/k/a 108) Leigus Road**

46.	81-9	54 GRIEB TRL	PISANI ROBERT L & LOIS D 54 GRIEB TRL WALLINGFORD CT 06492
47.	95-11	56 GRIEB TRL	KASTUKEVICH KYLE 56 GRIEB TRL WALLINGFORD CT 06492
48.	81-6	1 GRIEB RD	TOWN OF WALLINGFORD 377 SO CHERRY ST WALLINGFORD CT 06492
49.	81-3	273 GRIEB RD	MASNATO MICHAEL J 273 GRIEB RD WALLINGFORD CT 06492
50.	81-2	257 GRIEB RD	ST ONGE LIZ-ANN 257 GRIEB RD WALLINGFORD CT 06492
51.			AMY MARTINEZ TRANS. PRINCIPAL PROPERTY AGENT, DOT APPRAISALS/PROPERTY MGMT. DIV. 2800 BERLIN TURNPIKE P.O. BOX 317546 NEWINGTON, CT 06131-7546
52.			STATE OF CONN. DOT JULIE THOMAS 4 BREWERY STREET NEW HAVEN, CT 06519
53.			STATE OF CONN. DOT ROBERT IKE 2800 BERLIN TURNPIKE P.O. BOX 317546 NEWINGTON, CT 06131



Town of Wallingford, Connecticut

JAMES C. FITZSIMMONS
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

April 24, 2026

KSCGH Partners, LLC
C/O Meaghan Miles
195 Church Street
New Haven, CT 06510

RE: Notification of Public Hearing
Resubdivision Application #101-26
110 Leigus Road

KSCGH Partners team:

Enclosed is your copy of the Legal Notice for the Planning and Zoning Commission's **Monday, May 11, 2026** regular meeting. Because you have applied for a Resubdivision, Wallingford Zoning Regulations require that you send a copy of this notice using **U.S.P.S. Certificates of Mailing** to all property owners whose property abuts yours, including those across the street, 10 to 15 days prior to the meeting. **In your case this is between Monday, April 27, 2026, and Friday, May 1, 2026.**

The precise details concerning the neighbor notification are contained on the enclosed sheet.

Should you have any questions pertaining to this matter, please contact this office at 203-294-2090.

Sincerely,

Kevin J. Pagini

Kevin J. Pagini
Town Planner



Town of Wallingford, Connecticut

JAMES C. FITZSIMMONS
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, May 11, 2026**, at 7:00 p.m. in the Robert F. Parisi Council Chambers of Town Hall located at 45 South Main Street.

1. **#101-26** – Resubdivision request for KSCGH Partners, LLC to subdivide a 105.8-acre parcel into four lots each comprised of 38.5±, 12.4±, 21.6±; and 33.4± acres at 110 Leigus Road – WI (Watershed Interchange) District
2. **#404-26** – Special Permit request (Excavation and Fill) for Quest Diagnostics to remove approximately 500 cubic yards of earthen material at 3 Sterling Drive – IX (Industrial Expansion) Zone
3. **#901-26** – Text Amendment to comply with mandatory zoning changes per CT State Public Act 25-01 – changes will alter sections §4.1.B.3.a; table in §6.11 and §11.3

WALLINGFORD PLANNING AND ZONING COMMISSION

DAVID LEONARDO, SECRETARY

DATED AT WALLINGFORD
04/22/2026

PUBLICATION DATES
04/28/2026
05/05/2026

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.

Meaghan M. Miles
Partner
Direct: 203-252-2642
Fax: 203-784-3199
MMiles@carmodylaw.com

195 Church Street
P.O. Box 1950
New Haven, CT 06510

April 27, 2026

VIA FEDEX

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

RECEIVED

APR 28 2026

**WALLINGFORD
PLANNING & ZONING**

**Re: #101-26 – Application for Resubdivision
110 a/k/a 108 Leigus Road, Wallingford, Connecticut**

Mr. Pagini:

As you know, my firm represents KSCGH Partners LLC (“KSCGH”) in connection with the above-captioned resubdivision application pending before the Planning & Zoning Commission. I am writing to provide updated plan sheets for the record that contain the following two (2) revisions:

- (1) an adjacent parcel at 1 Miles Drive is corrected to note that it is one merged lot instead of two lots; and,
- (2) the parking table is corrected to (a) note the revised companion parking waiver request to permit 1,000 spaces (reduced from 1,001 spaces) and to (b) correctly identify that there are 1,497 spaces existing on the subject property.

In connection with these updates, enclosed please find six (6) copies of the following revised plans for the Commission:

- 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, revised April 17, 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 2, 2026, revised April 17, 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, revised April 17, 2026, prepared by SLR (size 11”x17”).

No changes were required to the Subdivision Plan previously filed with the Commission. As

always, thank you for your time and attention to this application. Please contact me should require any further information.

Sincerely,



Meaghan M. Miles

Enclosures.

cc: Kambiz Shahbazi
Tom Daly

Meaghan M. Miles
Partner
Direct: 203-252-2642
Fax: 203-784-3199
MMiles@carmodylaw.com

195 Church Street
P.O. Box 1950
New Haven, CT 06510

April 30, 2026

VIA FEDEX

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

RECEIVED
MAY 01 2026
WALLINGFORD
PLANNING & ZONING

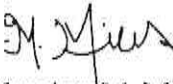
**Re: Certificates of Mailing
#101-26: 110 Leigus Road - Resubdivision**

Dear Mr. Pagini:

On April 29, 2026, my office mailed notice of public hearing on May 11, 2026, at 7:00 p.m., concerning the above-captioned application, via Certificate of Mailing, to all abutting property owners (including across the street), including a copy of the legal notice provided by your office. Enclosed please find the original Certificate of Mailing, as well as a copy of the notice letter, area map, and list of abutters. It would be appreciated if you could add this to the record for the pending resubdivision application.

Please feel free to contact me should you require any further information.

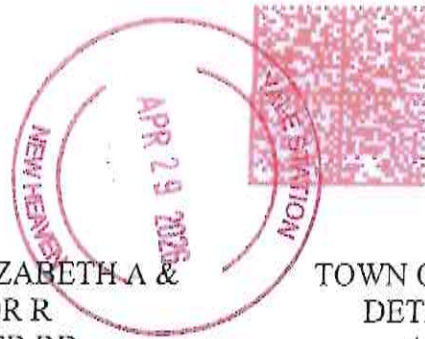
Sincerely,


Meaghan M. Miles

Enclosures.

CARMODY

TORRANCE | SANDAK | HENNESSEY LLP



CHARLES JOHN & LOPP XIO
251 GRIEB RD
WALLINGFORD CT 06492

ZALONSKI ELIZABETH A &
VICTOR R
245 GRIEB RD
WALLINGFORD CT 06492

TOWN OF WALLINGFORD
DETENTION BASIN
45 S MAIN ST
WALLINGFORD CT 06492-0118

COBB RICHARD L JR & ROBIN L
2 TRAILSIDE DR
WALLINGFORD CT 06492

DAMIANI ANDREW & SANDRA
3 TRAILSIDE DR
WALLINGFORD CT 06492

MIRANDO RAYMOND M &
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237 GRIEB RD
WALLINGFORD CT 06492

PHEE GARY A & KATHLEEN M
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229 GRIEB RD
WALLINGFORD CT 06492

WORONICK ROBERT A
199 GRIEB RD
WALLINGFORD CT 06492

RUSSO LAWRENCE A JR +
CHERYL
200 GRIEB RD
WALLINGFORD CT 06492

LEINING JOHN C + MADELINE A
204 GRIEB RD
WALLINGFORD CT 06492

LEIBERMAN KATHLEEN A +
LARRY S
12 LEIGUS RD
WALLINGFORD CT 06492

PETROSKY DENISE M & RICHARD S
18 LEIGUS RD
WALLINGFORD CT 06492

RUGGIERO MICHELE L +
RONALD R
26 LEIGUS RD
WALLINGFORD CT 06492

WALL KATHRYN J
34 LEIGUS RD
WALLINGFORD CT 06492

QUIZHPI SONIA
40 LEIGUS RD
WALLINGFORD CT 06492

FLORES JHONNY J & MEDINA
TARCI
46 LEIGUS RD
WALLINGFORD CT 06492

CLAVE STEPHEN M + KERI A
23 PROMONTORY DR
WALLINGFORD CT 06492

TORTORA STEPHEN +
CHRISTINA M
32 PROMONTORY DR
WALLINGFORD CT 06492

CRAIG SCOTT C + DANIELLE M
31 LEIGUS RD
WALLINGFORD CT 06492

SZELIGOWSKI MARIE
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WALLINGFORD CT 06492

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25 LEIGUS RD
WALLINGFORD CT 06492

RENDA ALBERT S + CHRISTINE J
93 LEIGUS RD
WALLINGFORD CT 06492

BIROL VOLKAN H & NILAY G
97 LEIGUS RD
WALLINGFORD CT 06492

NAGY ANN MARIE
101 LEIGUS RD
WALLINGFORD CT 06492

DEFRANCESCO JOSEPH III +
IDA
5 OLD FOREST RD
NORTHFORD CT 06472

DEFRANCESCO JOSEPH III + IDA
5 OLD FOREST RD
NORTHFORD CT 06472

STATE OF CONNECTICUT
80 WASHINGTON ST.
COMMUTER PARKING LOT
HARTFORD CT 06106

KSCGH PARTNERS LLC
150 EAST 58 ST 21ST FL
NEW YORK NY 10155

TOWN OF WALLINGFORD
45 SOUTH MAIN ST
WALLINGFORD CT 06492

STATE OF CONNECTICUT
80 WASHINGTON ST
HARTFORD CT 06106

C2 LAND LP
C/O SLK GLOBAL SOLUTIONS
2727 LBJ FREEWAY STE 806
DALLAS TX 75234

GEM PROPERTY GROUP LLC
PO BOX 176
WALLINGFORD CT 06492

KCP RE LLC
C/O SCHWARTZ KALES ACCOUNTANT
6310 SAN VICENTE BLVD STE 250
LOS ANGELES CA 90048

DANBURY REAL ESTATE LLC
80 NEWTOWN RD
DANBURY CT 06810

WALLINGFORD LODGING
PARTNER
642 RACEBROOK RD
ORANGE CT 06477

NE WALLINGFORD OWNER LLC
68 S SERVIVE RD STE 120
ATTN: GSS HOTEL PROPERTY COR
MELVILLE NY 11747

THOMAS RINGROSE SPECIAL
NEED
C/O CAROL PERROTTA
4412 INDIGO SLATE WAY
WILMINGTON NC 28412

THOMAS RINGROSE SPECIAL NEED
VINCENT CHARLES ROBITAILLE TR
4412 INDIGO SLATE WAY
WILMINGTON NC 28412

PISANI ROBERT L & LOIS D
54 GRIEB TRL
WALLINGFORD CT 06492

KASTUKEVICH KYLE
56 GRIEB TRL
WALLINGFORD CT 06492

TOWN OF WALLINGFORD
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WALLINGFORD CT 06492

MASNATO MICHAEL J
273 GRIEB RD
WALLINGFORD CT 06492

ST ONGE LIZ-ANN
257 GRIEB RD
WALLINGFORD CT 06492

AMY MARTINEZ
TRANS. PRINCIPAL PROPERTY AGENT, DOT
APPRAISALS/PROPERTY MGMT. DIV.
2800 BERLIN TURNPIKE
P.O. BOX 317546
NEWINGTON, CT 06131-7546

STATE OF CONN. DOT
JULIE THOMAS
4 BREWERY STREET
NEW HAVEN, CT 06519

STATE OF CONN. DOT
ROBERT IKE
2800 BERLIN TURNPIKE
P.O. BOX 317546
NEWINGTON, CT 06131



Meaghan M. Miles
Partner
Phone: 203.252.2642
Fax: 203.325.8608
MMiles@carmodylaw.com
195 Church Street
P.O. Box 1950
New Haven, CT 06510

April 29, 2026

**RE: Notice of Public Hearing
Planning & Zoning Commission Application #101-26
110 a/k/a 108 Leigus Road, Wallingford, Connecticut**

Dear Neighboring Property Owner:

My firm represents KSCGH Partners LLC ("KSCGH"), the owner of property known as 110 a/k/a 108 Leigus Road, Wallingford, Connecticut (the "Property"). I am writing to inform you that KSCGH has filed an application with the Town of Wallingford Planning & Zoning Commission (the "Commission") for resubdivision approval to divide the Property into four (4) lots.

Because you own property that abuts the Property, the subdivision regulations require that you be notified of the fact that the Commission will hold a **Public Hearing on Monday, May 11, 2026, at 7:00 p.m. in the Robert F. Parisi Council Chambers of Town Hall located at 45 South Main Street, Wallingford, Connecticut.** The meeting may be continued to another time and any information relative to any continuation may be announced by the Commission on May 11.

Enclosed please find the legal notice of hearing that has been provided by the Town of Wallingford with additional information. Should you have any questions, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Meaghan M. Miles".

Meaghan M. Miles

Enclosure



Town of Wallingford, Connecticut

JAMES C. FITZSIMMONS
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, May 11, 2026**, at 7:00 p.m. in the Robert F. Parisi Council Chambers of Town Hall located at 45 South Main Street.

1. **#101-26** – Resubdivision request for KSCGH Partners, LLC to subdivide a 105.8-acre parcel into four lots each comprised of 38.5±; 12.4±, 21.6±; and 33.4± acres at 110 Leigus Road – WI (Watershed Interchange) District
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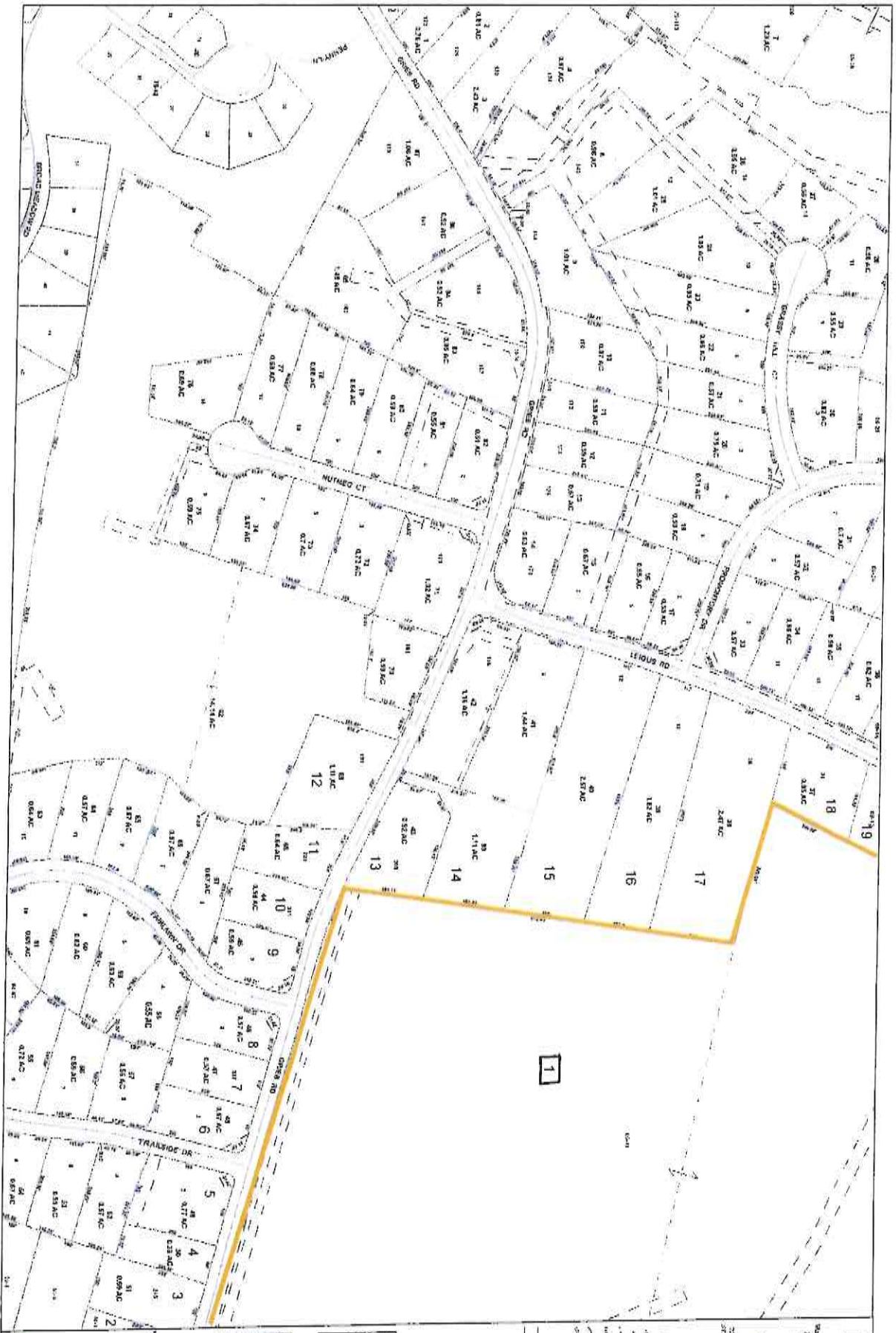
WALLINGFORD PLANNING AND ZONING COMMISSION

DAVID LEONARDO, SECRETARY

DATED AT WALLINGFORD
04/22/2026

PUBLICATION DATES
04/28/2026
05/05/2026

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Map 100
100 x 100

Scale: 1" = 200'

Map Features

- Existing Buildings
- Proposed Buildings
- Easements
- Utility Lines
- Right-of-Way
- Survey Lines
- Contour Lines
- Spot Elevation
- Proposed Elevation
- Proposed Grading
- Proposed Driveway
- Proposed Fencing
- Proposed Pool
- Proposed Deck
- Proposed Patio
- Proposed Walkway
- Proposed Driveway
- Proposed Fencing
- Proposed Pool
- Proposed Deck
- Proposed Patio
- Proposed Walkway

Town of Wallingford, CT
Assessor Map

Map 100
100 x 100

**List of Abutting Property Owners
110 (a/k/a 108) Leigus Road**

	PARCEL ID	ADDRESS	OWNER
1.	66-11	110 Leigus Road (Subject Property)	KSCGH PARTNERS LLC 150 EAST 58 ST 21ST FL NEW YORK NY 10155
2.	81-1	251 GRIEB RD	CHARLES JOHN & LOPP XIO 251 GRIEB RD WALLINGFORD CT 06492
3.	80-51	245 GRIEB RD	ZALONSKI ELIZABETH A & VICTOR R 245 GRIEB RD WALLINGFORD CT 06492
4.	80-50	243 GRIEB RD	TOWN OF WALLINGFORD DETENTION BASIN 45 S MAIN ST WALLINGFORD CT 06492-0118
5.	80-49	2 TRAILSIDE DR	COBB RICHARD L JR & ROBIN L 2 TRAILSIDE DR WALLINGFORD CT 06492
6.	80-48	3 TRAILSIDE DR	DAMIANI ANDREW & SANDRA 3 TRAILSIDE DR WALLINGFORD CT 06492
7.	80-47	237 GRIEB RD	MIRANDO RAYMOND M & CHRISTY 237 GRIEB RD WALLINGFORD CT 06492
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**List of Abutting Property Owners
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15.	80-40	12 LEIGUS RD	LEIBERMAN KATHLEEN A+ LARRY S 12 LEIGUS RD WALLINGFORD CT 06492
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110 (a/k/a 108) Leigus Road**

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**List of Abutting Property Owners
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43.	67-11	90 MILES DR	NE WALLINGFORD OWNER LLC 68 S SERVIVE RD STE 120 ATTN: GSS HOTEL PROPERTY COR MELVILLE NY 11747
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45.	81-8	673 WILLIAMS RD	THOMAS RINGROSE SPECIAL NEED VINCENT CHARLES ROBITAILLE TR 4412 INDIGO SLATE WAY WILMINGTON NC 28412

**List of Abutting Property Owners
110 (a/k/a 108) Leigus Road**

46.	81-9	54 GRIEB TRL	PISANI ROBERT L & LOIS D 54 GRIEB TRL WALLINGFORD CT 06492
47.	95-11	56 GRIEB TRL	KASTUKEVICH KYLE 56 GRIEB TRL WALLINGFORD CT 06492
48.	81-6	1 GRIEB RD	TOWN OF WALLINGFORD 377 SO CHERRY ST WALLINGFORD CT 06492
49.	81-3	273 GRIEB RD	MASNATO MICHAEL J 273 GRIEB RD WALLINGFORD CT 06492
50.	81-2	257 GRIEB RD	ST ONGE LIZ-ANN 257 GRIEB RD WALLINGFORD CT 06492
51.			AMY MARTINEZ TRANS. PRINCIPAL PROPERTY AGENT, DOT APPRAISALS/PROPERTY MGMT. DIV. 2800 BERLIN TURNPIKE P.O. BOX 317546 NEWINGTON, CT 06131-7546
52.			STATE OF CONN. DOT JULIE THOMAS 4 BREWERY STREET NEW HAVEN, CT 06519
53.			STATE OF CONN. DOT ROBERT IKE 2800 BERLIN TURNPIKE P.O. BOX 317546 NEWINGTON, CT 06131



Wallingford Fire Department
Inspection Report #101-26-01
 110 Leigus Road - 110 Leigus RD, Wallingford CT 06492-2518

RECEIVED

MAR 24 2026

75 Masonic Ave

WALLINGFORD
 PLANNING & ZONING

INSPECTION DETAILS

Inspection Date 03/24/2026	Inspection Type Plan Review - Site	Inspection Number 16888		
Lead Inspector BRIAN SCHOCK	Shift Office of the Fire Marshal	Station Station 2	Unit C5	
Other Inspectors N/A				

SUMMARY OF INSPECTION

✓ 0 ✗ 0
 Passed codes Failed codes

GENERAL NOTES

BRIAN SCHOCK - 03/24/2026 @ 09:33

#101-26 - Subdivision - Divide existing property into four (4) lots.

BRIAN SCHOCK - 03/24/2026 @ 09:33

This subdivision application states that no site work is proposed with the subdivision application and that existing site conditions are to be maintained.

BRIAN SCHOCK - 03/24/2026 @ 09:33

Currently, this property has a single building for business use regulated in accordance with Chapter 541 of the Connecticut General Statutes. A site plan with construction documents shall be submitted for future use of the subdivided lots, if applicable to the Connecticut Fire Safety and Prevention Codes.

SIGNATURES

Contact signature

Inspector signature

No signature
NA

BRS

KSCGH PARTNERS LLC

Date: _____

BRIAN SCHOCK

03/24/2026

MAR 25 2026

WALLINGFORD PLANNING 75 Masonic Ave
WALLINGFORD, CT 06492



Wallingford Fire Department
Inspection Report

#101-26-02

110 Leigus Road - 110 Leigus RD, Wallingford CT 06492-2518

INSPECTION DETAILS

Inspection Date	Inspection Type	Inspection Number		
03/25/2026	Plan Review - Site	16895		
Lead Inspector	Shift	Station	Unit	
BRIAN SCHOCK	Office of the Fire Marshal	Station 2	C5	
Other Inspectors				
N/A				

SUMMARY OF INSPECTION

0 Passed codes
 0 Failed codes

GENERAL NOTES

BRIAN SCHOCK - 03/25/2026 @ 06:51

#101-26 - Subdivision - Divide existing property into four (4) lots.

BRIAN SCHOCK - 03/25/2026 @ 06:52

This resubdivision application states that no site work is proposed with the subdivision application and that existing site conditions are to be maintained.

BRIAN SCHOCK - 03/25/2026 @ 06:53

As previously stated, this property has a single building for business use regulated in accordance with Chapter 541 of the Connecticut General Statutes. A site plan with construction documents shall be submitted for future use of the subdivided lots, if applicable to the Connecticut Fire Safety and Prevention Codes.

SIGNATURES

Contact signature

Inspector signature

No signature
NA

BRS

KSCGH PARTNERS LLC

Date: _____

BRIAN SCHOCK

03/25/2026

#101-26-03

RECEIVED

INTEROFFICE MEMORANDUM

MAR 30 2026

TO: KEVIN PAGINI, TOWN PLANNER
FROM: THOMAS FLANNERY, SENIOR ENGINEER, WATER AND SEWER DIVISIONS
SUBJECT: #101-26 - 110 LEIGUS ROAD-SUBDIVISION- P & Z COMMENTS
DATE: MARCH 26, 2026
CC:

WALLINGFORD
PLANNING & ZONING

The subject property associated with this application is located within the Wallingford Watershed Protection District (WPD). The applicant is seeking a resubdivision of the existing property into four separate lots.

The proposed Lot A (38.5± acres) currently has the 300,000± square foot Greenhill campus building entirely within its proposed boundaries. The building is served by public water and sanitary sewer. An 8" water main is currently looped through from Miles Drive to Leigus Road. The existing sewer connection is on Leigus Road.

The proposed Lot B (12.4± acres of which 2.2± are wetlands) currently has no existing development. The lot would have access to public water and sewer located in Miles Drive along its eastern frontage.

The proposed Lot C (21.6± acres of which 6.4± acres are wetlands) currently has no existing development. The lot would have access to public water located in the Miles Drive cul-de-sac. Sewer access is available across its entire eastern frontage.

The proposed Lot D (33.4± acres of which 6.3± acres are wetlands) has a 495 space parking area which is currently gated off and unused. The lot would have access to public water and sewer currently located in Grieb Road along the southern frontage.

Please note that access to public water and sewer for Lot B, Lot C and Lot D could be achieved without crossing any existing mapped wetlands.

Any proposed future development plans would be reviewed by the Water and Sewer Divisions to ensure adequate service. Since the proposed properties are in the WPD stormwater plans would also be reviewed by Water and Sewer.

The Water and Sewer Divisions have no objections to the proposed resubdivision.



#101-26-04
Town of Wallingford, Connecticut

TOWN ATTORNEY
GERALD E. FARRELL, SR.
ASSISTANT TOWN ATTORNEY
GEOFFREY T. KINHORN
CORPORATION COUNSEL
JANIS M. SMALL

DEPARTMENT OF LAW
WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492

TELEPHONE (203) 284-2140
FAX (203) 284-2112
lawdept@wallingfordct.gov

RECEIVED

MAY 07 2026

WALLINGFORD
PLANNING & ZONING

MEMORANDUM

TO: James E. Vitali, Chairman, Inland Wetlands and Watercourses Commission
Members of the Inland Wetlands and Watercourses Commission

CC: Erin O'Hare, Environmental Planner

FROM: Janis M. Small, Corporation Counsel

RE: Application No. 26-3.1 – 110 Leigus Road Re-Subdivision

DATE: April 28, 2026

This memorandum addresses several issues raised in the April 1st meeting on this application. This application is one the Commission does not see often as it solely involves the division of land.

Pursuant to General Statutes § 8-26(e) and § 7.2a of your Regulations, a subdivision application involving land with inland wetlands or watercourses must be presented to the Inland Wetlands and Watercourses Commission. In this application, the only proposal before the Commission is the division of land into four lots.

There is no proposed regulated activity in this application and, therefore, no finding regarding significant activity is warranted. The Commission's role is to examine the proposed division and determine whether there are wetlands issues raised by the division. For example, if a lot was created with 95% wetlands, an objection would likely be justified.

Every property owner has the right to divide their property in accordance with the regulations. Your review of the application is focused on the division of the land. A decision on the use of an individual lot is not before you at this time. The Commission cannot, at this stage, deny an application to divide the property based upon speculation as to what the end use may be.

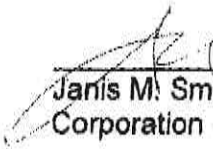
The Commission also discussed whether the Applicant should volunteer to notice the next meeting as a public hearing and expand the notice to additional property owners (of an undefined area). There is no legal basis for this request. It is inappropriate to advise the applicant to publicize the meeting beyond the legal requirements. Notice



Memorandum
April 28, 2026
Page Two

requirements are governed by state statutes and regulations. Notice requirements involve substantial jurisdictional issues and the Commission cannot change them for particular applications.

The issue is whether the division of land, in and by itself, creates wetland issues. You have information on the size of the lots, the location of wetlands on each lot, access to the lots, representations from the Water and Sewer Divisions that there is no wetland impact in bringing water and sewer to the lots, etc. Examine and evaluate the information and decide whether the four lots (or any one lot, in particular) has wetlands issues created by the division justifying the denial of the subdivision.



Jaris M. Small
Corporation Counsel

JMS/bjc

SPECIAL PERMIT

#404-26

3 STERLING DRIVE

QUEST DIAGNOSTICS



RECEIVED

MAR 24 2026

WALLINGFORD PLANNING & ZONING

New Application (\$1,030.00 Fee)

Renewal (\$550.00 Fee)

APPLICATION NO.: 404-26

Residential (100-250 c.y \$550.00 Fee)
(Anything over 250 c.y. all applicable fees apply)

APPLICATION FOR
SPECIAL PERMIT FOR EXCAVATION AND FILLING OF LAND

Applicant: Quest Diagnostics
(Name of Applicant or Agent, please print)

Mailing Address: 1201 S. Collegeville Road, CV-3041

Collegeville PA 19426
(City) (State) (Zip)

E-Mail Address: Michael.T.Raymond@questdiagnostics.com

Telephone: 1 (845) 323-5272
(Please include area code)

Signed by:
Michael Todd Raymond
(Signature of Applicant or Agent)

I (We) hereby petition the Planning and Zoning Commission to:

- Fill property as described below,
- Remove top soil, loam, gravel, clay, stone or minerals,
- Stackpile earth materials on land located in Wallingford at:

3 Sterling Drive

(Address of Project)

IF RENEWAL OPERATION:

- 2. Initial permit for site granted on: _____
- 3. Expiration date of existing permit: _____
- 4. Amount of bond in place: _____

All operations must comply with the requirements as defined under Section 6.10 of the Wallingford Zoning Regulations.

Application Fee Paid: _____ Date: _____ Recording Fee Paid: _____ Date: _____

*Pursuant to Section 8-3b of the Connecticut General Statutes, no Special Permit is effective until a copy is filed on the Land Records. If this application is approved, a \$60.00 fee will be required to cover the filing of this Special Permit on the Land Records; checks should be made payable to "Town Clerk - Wallingford".

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

Langan CT, Inc.

555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

To: Kevin Pagini
Town Planner
Wallingford Planning & Zoning Department

From: Isiah Brown, P.E. – Langan
Hannah Griesbach - Langan

Date: March 23rd, 2026

Re: Special Permit for Excavation and Filling of Land Application
Quest Diagnostics
3 Sterling Drive, Wallingford, Connecticut, 06492
Langan Project No.: 140200001

This memorandum has been prepared in support of the proposed Special Permit Excavation and Filling of Land Application at 3 Sterling Drive, Wallingford, CT.

The proposed excavation areas are located in driveway, parking and/or lawn areas of the property located at 3 Sterling Drive in Wallingford, CT (Site). The Site is currently used by the tenant, Quest Diagnostics, as a commercial diagnostics lab and will continue to be used for the same purpose following completion of the proposed excavations. The proposed excavations involve the removal of approximately 500 cubic yards of soil, which is necessary to remediate impacted soil as required by the Site's entrance into the Connecticut Transfer Act (CGS §§ 22a-134 et seq. "Transfer Act") program in 2019 and pursuant to the Connecticut Department of Energy and Environmental Protection (CTDEEP) Remediation Standard Regulations (RSRs) as a result of the Site's entry into the Transfer Act. Excavations are limited to discrete exterior areas currently used as lawn, parking, or non-public driveways. Following completion of remedial soil excavations, the excavation areas will be restored to the current conditions and uses.

No permanent or temporary buildings will be erected during excavation. The work is anticipated to last 10 days. Operating hours are anticipated to be conducted between 7:00AM – 4:00PM Monday through Friday. Below is a list of trucks and machinery to be used on-site.

1. (3) Pick-Up Trucks for crew
2. (1) 22' Tow behind job trailer
3. (1) 25,000 lb. excavator
4. (1) 3,000 lb. Skid Steer
5. (1) 20,000 lb. Wheel Loader
6. (1) Trench Roller
7. (1) Asphalt Roller

MEMO

Special Permit for Excavation and Filling of Land Application
Quest Diagnostics
3 Sterling Drive, Wallingford, Connecticut, 06492
Langan Project No.: 140200001
March 23rd, 2026- Page 2 of 2

8. (1) Asphalt Paver

9. Semi-trailers and roll-back trucks for equipment deliveries (occasional occurrence, 2-3 a day on mobilization & demobilization days, 1 a day randomly otherwise)

10. Triaxles for soil, backfill, and asphalt transportation (Varies, 5-15 per day)

Please refer to the project site plans and other application materials included in this package for more information.

For questions, please contact Hannah Griesbach at hgriesbach@langan.com or at 203-784-3030.



Town of Wallingford, Connecticut

JAMES C. FITZSIMMONS
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

April 27, 2026

Quest Diagnostics
1201 S. Collegeville Rd. CV-3041
Collegeville, PA 19426

RE: Notification of Public Hearing – Special Permit Application #404-26
3 Sterling Drive

Dear Quest Diagnostics:

Enclosed is your copy of the Legal Notice for the Planning and Zoning Commission's meeting of **Monday, May 11, 2026.**

Because you have applied for a Special Permit, Wallingford Zoning Regulations require that:

You send a copy of the enclosed notice using U.S.P.S. Certificates of Mailing* to all property owners whose property abuts yours, including those across the street, 10 to 15 days prior to the meeting. In your case this is between Monday, April 27, 2026, and Friday, May 1, 2026.**

Per Section 7.5.D of the Wallingford Zoning Regulations, you are also required to erect a sign(s) on the property abutting the street(s) notifying the public in general about your application.

The precise details concerning the sign and neighbor notification are contained on the enclosed sheet.

If you have any questions regarding this matter, please contact this office at 203-294-2090.

Sincerely,

Kevin J. Pagini
Town Planner

***** PLEASE NOTE: Certificates of Mailing are not the same as Certified Mail and they are less costly.**



Town of Wallingford, Connecticut

JAMES C. FITZSIMMONS
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, May 11, 2026**, at 7:00 p.m. in the Robert F. Parisi Council Chambers of Town Hall located at 45 South Main Street.

1. **#101-26** – Resubdivision request for KSCGH Partners, LLC to subdivide a 105.8-acre parcel into four lots each comprised of 38.5±, 12.4±, 21.6±, and 33.4± acres at 110 Leigus Road (a/k/a 108 Leigus Road) – WI (Watershed Interchange) District
2. **#404-26** – Special Permit request (Excavation and Fill) for Quest Diagnostics to remove approximately 500 cubic yards of earthen material at 3 Sterling Drive – IX (Industrial Expansion) Zone
3. **#901-26** – Text Amendment to comply with mandatory zoning changes per CT State Public Act 25-01 – changes will alter sections §4.1.B.3.a; table in §6.11 and §11.3

WALLINGFORD PLANNING AND ZONING COMMISSION

DAVID LEONARDO, SECRETARY

DATED AT WALLINGFORD
04/22/2026

PUBLICATION DATES
04/28/2026
05/05/2026

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.



Certificate of Mailing — Firm

Name and Address of Sender

Langan CT, Inc.
555 Long Wharf Drive
9th Floor
New Haven, CT 06511

TOTAL NO.
of Pieces Listed by Sender

10

TOTAL NO.
of Pieces Received at Post Office™

Affix Stamp Here
Postmark with Date of Receipt.



Postmaster, per (name of receiving employee)

USPS® Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Fee

Postage

Parcel Airlift

1. Massoni Donald, Massoni Thoma, & The JTBJ Massoni Trust
439 Barnes Road, Wallingford, CT 06492

2. First Friend Dog Training, LLC
415 Barnes Road, Wallingford, CT 06492

3. High Hill Investments LLC
415 Barnes Road, Wallingford, CT 06492

4. Philbrick Leonard + Krause Georgeann
560 Barnes Road, Wallingford, CT 06492

5. Shaw Robert + Donna
561 Barnes Road, Wallingford, CT

6. 2 Fairfield Blvd Properties LLC c/o Rachel Gavin
3 Fairfield Blvd, Wallingford, CT 06492

RECEIVED

MAY 01 2026

WALLINGFORD CT
PLANNING & ZONING

U.S. POSTAGE PAID
WALLINGFORD, CT
06492
APR 30 26
AMOUNT
\$7.00
S2324N60925-10





Name and Address of Sender

Langan CT, Inc.
555 Long Wharf Drive
9th Floor
New Haven, CT 06511

Certificate of Mailing — Firm

Affix Stamp Here
Postmark with Date of Receipt



TOTAL NO. of Pieces Listed by Sender: 10
TOTAL NO. of Pieces Received at Post Office™: [blank]

Postmaster, per (name of receiving employee)

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airth
1.	Town of Wallingford 45 South Main Street Wallingford, CT 06492	.74		
2.	421 Barnes Road LLC c/o Joseph Geremia 415 Barnes Road, Wallingford, CT 06492	.74		
3.	420 Barnes Road LLC 415 Barnes Road, Wallingford, CT 06492	.74		
4.	Stag Industrial Holdings, LLC One Federal Street, 23rd Fl., Boston, MA 02110	.74		
5.				
6.				

 Outlook

FW: Sign at Quest

From: Isiah Brown <ibrown@langan.com>

Date: Fri 5/8/2026 10:13 AM

To: Isiah Brown <ibrown@langan.com>

RECEIVED

MAY 08 2026

WALLINGFORD
PLANNING & ZONING

From: Hannah Griesbach <hgriesbach@langan.com>

Sent: Thursday, May 7, 2026 4:03 PM

To: Isiah Brown <ibrown@langan.com>

Subject: FW: Sign at Quest

Hannah Griesbach
Project Engineer

LANGAN

Direct: 203.784.3030

Mobile: 203.800.1232

[File Sharing Link](#)

www.langan.com

Technical Excellence • Practical Experience • Client Responsiveness

CONNECTICUT NEW JERSEY NEW YORK MASSACHUSETTS PENNSYLVANIA VIRGINIA WASHINGTON, DC

OHIO ILLINOIS NORTH

CAROLINA TENNESSEE FLORIDA TEXAS ARIZONA COLORADO UTAH WASHINGTON OREGON NEVADA CALIFORNIA

ATHENS CALGARY DUBAI LONDON PANAMA

From: Rory Cutts <rcutts@langan.com>

Sent: Friday, May 1, 2026 12:38 PM

To: Hannah Griesbach <hgriesbach@langan.com>; David Granucci <dgranucci@langan.com>

Subject: Sign at Quest

Sign is in the ground!!

Will send all my photos once I'm back in the office, but let me know if you have any issues accessing these.


Have fun in DC!

Rory

PUBLIC NOTICE

An application for a special use
for excavation & filling of 150
acres lies with the Planning & Zoning
Commission. A public hearing will
be held on this matter on May 11, 2011
in Town Hall. For more information,
contact the Washington Planning
Department at 202-556-0294.



 Outlook

#404-26-01

Re: #404-26- 3 Sterling Drive

From Alison Kapushinski <a.kapushinski@wallingfordct.gov>

Date Thu 5/7/2026 11:17 AM

To Cherie Murchison <cmurchison@wallingfordct.gov>

Cc Kevin Pagini <kevin.pagini@wallingfordct.gov>

RECEIVED

MAY 07 2026

WALLINGFORD
PLANNING & ZONING

No comments from Engineering.

Thanks,

Alison Kapushinski, P.E.
(203)294-2035

From: Cherie Murchison <cmurchison@wallingfordct.gov>

Sent: Thursday, May 7, 2026 11:01 AM

To: Alison Kapushinski <a.kapushinski@wallingfordct.gov>; Amy Torre <amy.torre@wallingfordct.gov>; bschock@wallingfordfd.com <bschock@wallingfordfd.com>; Don Crouch <don.crouch@wallingfordct.gov>; Jake Arborio <jake.arborio@wallingfordct.gov>; j buck@wallingfordfd.com <j buck@wallingfordfd.com>; Laurie Farrow <l.farrow@wallingfordct.gov>; Lou Coppola <l.coppola@wallingfordct.gov>; Manny Rigor <manny.rigor@wallingfordct.gov>; Michael Hughes <mhughes@wallingfordct.gov>; Thomas Flannery <thomas.flannery@wallingfordct.gov>; Vanessa Bautista <vbautista@wallingfordct.gov>; Brian Luckhardt <BLuckhardt@wallingfordct.gov>

Subject: #404-26- 3 Sterling Drive

Good morning- Can you please respond with any comments for this application even if it "no comment".

Thank you
Cherie Murchison
Planning and Zoning

404-26-02

TOWN OF WALLINGFORD
DEPARTMENT OF PUBLIC UTILITIES
WATER AND SEWER DIVISIONS

RECEIVED

MAY 07 2026

WALLINGFORD
PLANNING & ZONING

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

INTEROFFICE MEMORANDUM

TO: KEVIN PAGINI, TOWN PLANNER - VIA EMAIL
FROM: THOMAS FLANNERY, SENIOR ENGINEER, WATER AND SEWER DIVISIONS
SUBJECT: 3 STERLING DRIVE - #404-26 SOIL REMOVAL - P & Z COMMENTS
DATE: MAY 7, 2026
CC:

The staff of the Water and Sewer Divisions have reviewed the application as submitted for the subject property 3 Sterling Drive. The applicant is seeking to remove soil for remediation purposes on the site. The area of excavation as shown on the plans is not in proximity to the existing water services or sanitary sewer lateral. The Water and Sewer Divisions have no objections to the proposed operation. It should be noted that the water and sewer utilities will be marked as part of the normal Call Before You Dig (CBYD) procedure to provide the exact location of the existing services on site.



#404-26-03

RECEIVED

MAY 07 2026

75 Masonic Ave

INSPECTION DETAILS

WALLINGFORD
 PLANNING & ZONING

Inspection Date 05/07/2026	Inspection Type Plan Review - Site	Inspection Number 17067	
Lead Inspector BRIAN SCHOCK	Shift Office of the Fire Marshal	Station Station 2	Unit C5
Other Inspectors N/A			

SUMMARY OF INSPECTION

0 Passed codes
 0 Failed codes

GENERAL NOTES

BRIAN SCHOCK - 05/07/2026 @ 12:26

#404-26 - Special Permit for Excavation and Filling of Land - Remove top soil, loam, gravel, clay, stone or minerals.

BRIAN SCHOCK - 05/07/2026 @ 12:27

This special permit is acceptable to move forward.

BRIAN SCHOCK - 05/07/2026 @ 12:32

Of note, access for fire department operations to the building and fire department connection, located in front of the ADA parking spots and at the west side of the building, shall be maintained during construction.

SIGNATURES

Contact signature

Inspector signature

No signature
NA

BRS

Moses Singer

Date: _____

BRIAN SCHOCK

05/07/2026

Outlook

#404-26-04

Re: #404-26- 3 Sterling Drive

From Manny Rigor <manny.rigor@wallingfordct.gov>
Date Thu 5/7/2026 1:43 PM
To Cherie Murchison <cmurchison@wallingfordct.gov>

RECEIVED

MAY 07 2026

WALLINGFORD
PLANNING & ZONING

Hi Cherie,

The owner of 3 Sterling Drive has 3-phase primary underground electric cables (13.8 KVolts) in the property. I suggest the contractor doing the excavation to apply for call before you dig permit so Utilities and Communication companies identify and mark underground facilities for them.

Thank you,

Manny Rigor | Chief Engineer
(o) 203.294.2285 | (c) 203.980.9496 | manny.rigor@wallingfordct.gov
Town of Wallingford - Electric Division
100 John Street | Wallingford, CT | 06492



From: Cherie Murchison <cmurchison@wallingfordct.gov>

Sent: Thursday, May 7, 2026 11:01 AM

To: Alison Kapushinski <a.kapushinski@wallingfordct.gov>; Amy Torre <amy.torre@wallingfordct.gov>; bschock@wallingfordfd.com <bschock@wallingfordfd.com>; Don Crouch <don.crouch@wallingfordct.gov>; Jake Arborio <jake.arborio@wallingfordct.gov>; j buck@wallingfordfd.com <j buck@wallingfordfd.com>; Laurie Farrow <l.farrow@wallingfordct.gov>; Lou Coppola <l.coppola@wallingfordct.gov>; Manny Rigor <manny.rigor@wallingfordct.gov>; Michael Hughes <mhughes@wallingfordct.gov>; Thomas Flannery <thomas.flannery@wallingfordct.gov>; Vanessa Bautista <vbautista@wallingfordct.gov>; Brian Luckhardt <BLuckhardt@wallingfordct.gov>

Subject: #404-26- 3 Sterling Drive

Good morning- Can you please respond with any comments for this application even if it "no comment".

Thank you
Cherie Murchison
Planning and Zoning

Outlook

404-26-05

RE: #404-26- 3 Sterling Drive

From Lou Coppola <l.coppola@wallingfordct.gov>
Date Thu 5/7/2026 12:02 PM
To Cherie Murchison <cmurchison@wallingfordct.gov>

RECEIVED

MAY 08 2026

WALLINGFORD
PLANNING & ZONING

No comment

Regards,

Luigi (Lou) Coppola, Sr., CBO
Chief Building Official
Town of Wallingford
www.WallingfordCT.gov
203.294.2005- office
203.819.9761- mobile

**Do Not Request Inspections Via Email,
Please Call the Office Line Above.**

From: Cherie Murchison <cmurchison@wallingfordct.gov>
Sent: Thursday, May 7, 2026 11:02 AM
To: Alison Kapushinski <a.kapushinski@wallingfordct.gov>; Amy Torre <amy.torre@wallingfordct.gov>;
bschock@wallingfordfd.com; Don Crouch <don.crouch@wallingfordct.gov>; Jake Arborio
<jake.arborio@wallingfordct.gov>; j buck@wallingfordfd.com; Laurie Farrow <l.farrow@wallingfordct.gov>; Lou
Coppola <l.coppola@wallingfordct.gov>; Manny Rigor <manny.rigor@wallingfordct.gov>; Michael Hughes
<mhughes@wallingfordct.gov>; Thomas Flannery <thomas.flannery@wallingfordct.gov>; Vanessa Bautista
<vbautista@wallingfordct.gov>; Brian Luckhardt <BLuckhardt@wallingfordct.gov>
Subject: #404-26- 3 Sterling Drive

Good morning- Can you please respond with any comments for this application even if it "no comment".

Thank you

Cherie Murchison

Planning and Zoning

TEXT AMENDMENT

#901-26

Compliance with Public Act 25-01

4/10/2026

Proposed Changes to Comply with Special Act 25-01

Changes to Section 6.11:

Add for all zoning districts:

Notwithstanding any section of these regulations, all residential parking requirements shall be in accordance with Public Act 25-1.

Deletion in the table in 6.11 as follows:

<u>Type of Use</u>	<u>Number of Car Spaces</u>	
Single-family dwelling unit	2 spaces	
Two-family dwelling unit	4 spaces	
Three-family dwelling unit	6 spaces	05/19/91
Multi-family dwelling units		
— Studio or 1-bedroom unit	1.75 spaces per unit	
— 2-bedroom unit	2.25 spaces per unit	
— 3-or more-bedroom unit	2.50 spaces per unit	
Public housing for the elderly	1 space per unit	
Offices, financial institutions	1 space for each 250 square feet GFA	
Medical, dental offices, clinics	1 space for each 150 square feet GFA	
Permitted home occupations	3 spaces or equal to twice GFA used for such purpose, whichever number of spaces is greater	
Retail stores, personal service shops	1 space for each 250 square feet GFA	

Restaurants, nightclubs, taverns, pubs with or without provisions for a dance floor	1 space for each 75 square feet of customer seating, standing or dancing area	12/18/20
Hotels, motels	1 space for each unit, 1 space for each 75 square feet of customer seating, standing or dancing area	4/12/22
Boarding houses	1 space for each boarder	

Delete 4.1.B.3.a:

Delete- a. Each home must be at least twenty-two (22) feet wide at its smallest dimension.

Delete entirety of Section 11.3

~~§11.3 FILING OF PROTEST~~

~~———— If a protest is filed at such hearing with the Commission against such change; signed by the owners of twenty percent (20%) or more of the area of lots included in such proposed change or of the lots within five-hundred (500) feet in all directions of the property included in the proposed change, such change shall not be adopted except by a vote of two-thirds (2/3) of all the members of the Commission.~~

TOWN OF WALLINGFORD

Town Hall, 45 South Main Street, Wallingford, CT 06492

TO: Brendon Duckett - South Central Regional Council of Governments
 Vicki Harris - Lower Connecticut River Valley Council of Governments
 Patricia Bruder - Naugatuck Valley Council of Governments

FROM: Kevin J. Pagini, Town Planner

Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed application is referred to the Regional Agency to review and report on:

Please see attached

[]

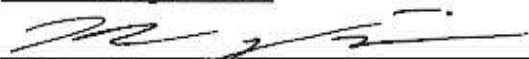
The change was originally requested:

by municipal agency (PZC)
 by petition

Public hearing has been scheduled for: May 11, 2026

Legal Notice
 Map of proposed subdivision
 Site map
 Text of proposed amendment

Other: See current Zoning Regulations and Zoning Map on Town Web Site under Planning and Zoning Department.
www.wallingford.ct.us



Kevin J. Pagini, Town Planner (Authorizing Signature)

4/10/2025
Date

Wallingford Town Hall
45 South Main Street
Wallingford, CT
Phone: (203) 294-2090 Fax: (203) 294-2095



Town of Wallingford, Connecticut

JAMES C. FITZSIMMONS
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

April 10, 2026

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

Re: Proposed Amendment to the Town of Wallingford Zoning Regulations.

Dear Town/City Clerk,

In accordance with the Connecticut General State Statutes, enclosed please find a copy of the proposed amendment to the Town of Wallingford Zoning Regulations initiated by the Planning and Zoning Commission.

A public hearing for this application is scheduled for May 11, 2026.

Regards,

Kevin J. Pagini
Town Planner

#901-26-01

RECEIVED

APR 28 2026

WALLINGFORD
PLANNING & ZONING



Lower Connecticut River Valley Council of Governments

145 Dennison Road Essex, CT 06426 | +1 860 581 8554 | www.rivercog.org

April 27, 2026

Mr. Kevin Pagini, Town Planner
Wallingford Planning & Zoning Commission
45 S. Main St.
Wallingford, CT 06492

SUBJECT: Text Amendment – To comply with Special Session PA 25-1

Dear Mr. Pagini:

The Wallingford Planning and Zoning Commission has sent a petition for review by the Regional Planning Committee per Section 8-3b of the Connecticut General Statutes. The petition proposes text amendment to section 6.11 and deletion of sections 4.1.B.3.a and 11.3 of the regulations. These comments are provided for the consideration of the Planning & Zoning Commission at a public hearing which is scheduled to commence on May 11, 2026.

Findings of Potential Intermunicipal Impact and Impact to the Ecology of Long Island Sound

RiverCOG staff finds no negative intermunicipal impact due to the proposed changes. Because the region is contiguous to the Long Island Sound, we must review referrals for impact to that water body. Again, we find no negative ecological impact to the Long Island Sound.

Thank you for your consideration of these comments. If the Planning and Zoning Commission has any questions about this advisory report, please feel free to contact staff at (860) 581-8554.

For the Regional Planning Committee,

Eliza LoPresti, Community Planner



#901-26-02

STAFF REFERRAL REPORT

TO: Wallingford Planning and Zoning Commission, Mayor of Wallingford, Town Planner, and Zoning Enforcement Officer
FROM: Emely Ricci, Community Planner II, NVCOG, 49 Leavenworth St., 3rd Floor, Waterbury (203) 757-0535
DATE: April 30, 2026

NVCOG FILE NO.: WALL-48-04102026-Z
MUNICIPALITY: Town of Wallingford
DATE RECEIVED: April 10, 2026
TYPE OF REFERRAL: Text Amendment
DATE OF PUBLIC HEARING: May 11, 2026
APPLICANT: Wallingford Planning and Zoning Commission



DESCRIPTION OF PROPOSAL:

The Town of Wallingford Planning and Zoning Commission proposed a text amendment to the Wallingford Zoning Regulations. This text amendment will modify:

Article VI, Section 6.11 Off-Street Parking and Loading Facilities by

- Adding language to clarify that all residential parking requirements will follow those outlined in Public Act 25-1 for all zones in the municipality.
Deleting line items Single family dwelling unit, Two family dwelling unit, Three family dwelling unit, Multi-family dwelling units, Studio or 1 bedroom unit, 2 bedroom unit, 3 or more bedroom unit, Public housing for the elderly, and Boarding houses from the chart.

Article IV, Section 4.1.B.3.a - Residence Districts (R-18, R-15, R-11, R-6) by

- Deleting "a. Each Home must be at least twenty-two (22) feet wide at its smallest dimension."

Article XI, Section 11.3 Filing of Protest by deleting the section in its entirety.

STAFF RECOMMENDATION:

NVCOG Staff finds the proposed text amendments to Sections 4.1.B.3.a, 6.11, and 11.3 to not be regionally significant and not have intermunicipal impact.

* * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

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 !!!!

**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



By: Kambiz Shahbazi, President
Duly Authorized

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.

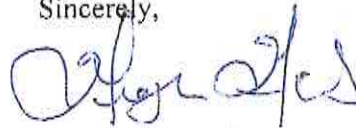
In connection with this request, enclosed please find five (5) copies of the following materials:

- 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

April 27, 2026

VIA FEDEX

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



**Re: #403-26 – Application for Minor Modification of Special Permit #428-05
110 a/k/a 108 Leigus Road, Wallingford, Connecticut**

Dear Mr. Pagini:

As you know, my firm represents KSCGH Partners LLC (“KSCGH”) in connection with the above-captioned application pending before the Planning & Zoning Commission. Following the Commission’s review of this application at its meeting on April 13, 2026, I am writing to provide updated plan sheets that contain the following two (2) revisions:

- (1) an adjacent parcel at 1 Miles Drive is corrected to note that it is one merged lot instead of two lots; and,
- (2) the parking table is corrected to (a) update the waiver request to 1,000 spaces (reduced from 1,001 spaces) and to (b) correctly identify that there are 1,497 spaces existing on the subject property.

Please consider this correspondence as KSCGH’s request to revise its parking waiver application to permit 1,000 spaces on the property in lieu of 1,156 spaces as currently required. This is a change from our initial filing which requested a waiver to permit 1,001 spaces.

In connection with these updates, enclosed please find six (6) copies of the following revised plans for the Commission:


- 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, revised April 17, 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 2, 2026, revised April 17, 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, revised April 17, 2026, prepared by SLR (size 11"x17").

As a final note, I have also enclosed a corrected package of notice materials provided to the Connecticut Department of Public Health since the subject property is within the public water supply watershed. Our prior package erroneously contained return receipts from the local water company for the resubdivision notice, which is a separate application.

As always, thank you for your time and attention to this application. Please contact me should require any further information.

Sincerely,



Meaghan M. Miles

Enclosures.

cc: Kambiz Shahbazi
Tom Daly



Wallingford Fire Department
Inspection Report

110 Leigus Road - 110 Leigus RD, Wallingford CT 06492-2518

#403-26-01

RECEIVED

MAR 24 2026

75 Masonic Ave

WALLINGFORD
PLANNING & ZONING

INSPECTION DETAILS

Inspection Date 03/24/2026	Inspection Type Plan Review - Site	Inspection Number 16889		
Lead Inspector BRIAN SCHOCK	Shift Office of the Fire Marshal	Station Station 2	Unit C5	
Other Inspectors: N/A				

SUMMARY OF INSPECTION

0 Passed codes
 0 Failed codes

GENERAL NOTES

BRIAN SCHOCK - 03/24/2026 @ 09:45

#403-26 Special Permit - No change in use; Site plan modification to reduce parking requirements due to the subdivision of four (4) lots.

BRIAN SCHOCK - 03/24/2026 @ 09:54

The reduction in parking spaces does not apply to the Connecticut Fire Safety and Prevention Codes.

SIGNATURES

Contact signature

Inspector signature

No signature
NA

BRS

KSCGH PARTNERS LLC

Date: _____

BRIAN SCHOCK

03/24/2026



Town of Wallingford
Department of Engineering
45 South Main Street
Wallingford, Connecticut 06492
Tel: (203) 294-2035; Fax: (203) 284-4012

Alison Kapushinski, P.E.
Town Engineer

#403-26-02

MEMO

TO: Planning & Zoning Commission
FROM: Department of Engineering *AMK*
RE: **110 Leigus Road**
PZC Application #403-26 / Special Permit Application
DATE: April 9, 2026

RECEIVED

APR 09 2026

WALLINGFORD
PLANNING & ZONING

Dear Commissioners:

We have reviewed the request for a parking reduction for the referenced application.

Using the Institute of Transportation Engineers (ITE) *Parking Generation Manual* (2019 edition), the existing building at 110 Leigus Road fits Land Use Code 714: Corporate Headquarters Building. The Manual compiles parking demand data from comparable facilities. Seven studies were used for this land use type, with an average building size of 222,000 square feet. The subject building is 288,795 square feet, making it a suitable comparison.

According to the Manual, the average peak parking demand for this use ranges from 1.48 to 3.26 parking spaces per 1,000 square feet of gross floor area (GFA). Using the higher end of that range (3.26 spaces per 1,000 SF) results in an estimated demand of approximately 941 spaces for a building of this size.

It is important to note that the referenced studies were completed prior to 2020. Since then, workplace trends, including increased remote work and shared workspace arrangements, have reduced parking demand at many corporate facilities.

Based on the available data and current usage trends, the proposed 1,001 parking spaces should be adequate for this building's size and use.

Please let me know if you have any questions or if additional information is needed.

Thank you.

RECEIVED

APR 13 2026

April 13, 2026

James Fitzsimmons, Chairman
Wallingford Planning and Zoning Commission

#403-26-03

WALLINGFORD
PLANNING & ZONING

45 South Main Street, Wallingford CT, 06492

Re: Application 403-26- Special Permit – KSCGH Partners, LLC – 110 Leigus Road-
minor modification-parking reduction

Dear Chairman Fitzsimmons and members of the Planning and Zoning Commission:

I am writing to the commission regarding the above noted application. I have reviewed the meeting packet and supporting documentation. I have a few concerns that I would like to consider:

- **Connecticut General Statutes 8-3c(b)- All Planning and Zoning Commissions are required to hold a public hearing for special permits. The modification of a special permit (regardless of the scope) would be subject to a public hearing according to statute and case law. In speaking today with the Town Planner Kevin Pagini, I understand that the commission may have done this in the past, however I would like to point out this is not consistent with statute or case law.**
- **Connecticut General Statute 8-3c(a)- No special permit can be issued by the Planning and Zoning until a permit is issued by the Inland Wetland Commission. There is a pending application before the IWWC therefore acting on this application would also be in violation of this section of the Statute.**
- **The Resubdivision of the property has not been approved by the Commission at this time and therefore how can a special permit be issued covering a property that is not even created? There is no usage or activity. This also would mean the legal advertisement is technically flawed because it refers to a different property address and not all the properties (as per the new Resubdivision map).**

In speaking today with Town Planner Kevin Pagini, he explained to me how the commission treats these applications. I asked Mr. Pagini, if anyone verified this is legal with town attorney and Mr. Pagini told me that I can appeal the decision if I disagree.

As a taxpayer, I am concerned that the Commission is not receiving proper guidance on this application and recommend that the commission deny the special permit. By granting this request, the Commission is exposing the town to avoidable appeals.

Thank you for your consideration in this matter.

Sincerely,

Michele Dellipoali



Town of Wallingford, Connecticut

LEGAL NOTICE

The Wallingford Zoning Board of Appeals, at their Meeting of Monday, April 20, 2026, voted to take the following action:

They voted to approve:

1. #26-006 – Special Exception Request/Renda/Garage area of 1384 sq. ft. (max 936 sq. ft. permitted) to construct a 900 sq. ft. detached garage at 102 Ridgetop Road in an R-18 District.

WALLINGFORD ZONING BOARD OF APPEALS

ROBERT GROSS, SECRETARY

DATED AT WALLINGFORD
April 21, 2026

PUBLICATION DATE
April 24, 2026



Town of Wallingford, Connecticut

LEGAL NOTICE

The Wallingford Zoning Board of Appeals will hold the following public hearings at their Meeting of Monday, May 18, 2026, 7:00 p.m., in Robert F. Parisi Council Chambers, Town Hall, 45 South Main Street.

1. #26-007 – Variance Request/Kelley/Side yard of 15.19 ft. where 15.19 ft. exists (20 ft. required) to construct a 15 ft. x 15.5 ft. addition with 44 sq. ft. uncovered deck at 58 Silliman Road in an R-18 District.

Should you wish to review the above-listed application(s), or have any questions regarding these matters, please contact the Wallingford Planning Office at 203-294-2090.

WALLINGFORD ZONING BOARD OF APPEALS

DATED AT WALLINGFORD:
April 28, 2026


ROBERT GROSS, SECRETARY

POSTING DATES
May 5, 2026
May 12, 2026

“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.”