

# WALLINGFORD PLANNING & ZONING COMMISSION RECEIPTS

---

**RECEIPTS**  
**Wallingford Planning & Zoning Commission Meeting**  
**Monday July 13, 2026**  
**For**  
**Monday, August 10, 2026**

- |                                                                              |         |
|------------------------------------------------------------------------------|---------|
| 1. Text Amendment/Quinnipiac Valley Growth Partners/Cannabis                 | #504-26 |
| 2. Text Amendment/KSCGH Partners, LLC/Mixed Use District                     | #505-26 |
| 3. Special Permit Revision/Fieldstone Farm Association, Inc/Fieldstone Farms | #406-26 |
| 4. Site Plan/McInvale/1183 & 1185 Old Colony Rd                              | #218-26 |
| 5. Site Plan/A.Secondino & Son, Inc/1 Dudley Ave                             | #219-26 |
| 6. Special Permit/Atlantis Management Group/124 Church St                    | #407-26 |

**TEXT AMENDMENT**

**#504-26**

**QUINNIPIAC VALLEY GROWTH PARTNERS, LLC**

**CANNABIS**



RECEIVED

JUL 10 2026

WALLINGFORD  
PLANNING & ZONING

APPLICATION NO.: 504-26

FEE: \$550.00

APPLICATION FOR ZONING REGULATION CHANGE

NAME OF APPLICANT: Quinnipiac Valley Growth Partners LLC DATE: 7/10/2026

MAILING ADDRESS: c/o Attorney Gerald Farrell Jr. PHONE: \_\_\_\_\_

54 No. Elm Street, Wallingford, CT 06492

E-MAIL ADDRESS: dennis@cenevivalaw.com

Section to be removed: \_\_\_\_\_

Proposed new section: See attached:

Adding Sec. 4.16 C(1)(e) Use Group A

Adding Sec. 6.34 Cannabis Establishments

(Attach additional sheet if necessary)

Gerald Farrell Jr.  
Applicant's Signature

Quinnipiac Valley Growth Partners, LLC  
Company Name (If applicable)

For Official Use Only:

Date Application Submitted: \_\_\_\_\_

Filing Fee Paid: \_\_\_\_\_

**I. Add- Section 4.16 C. (RF-40) The following use requires approval of a Special Permit in accordance with Sec. 7.5**

**1. USE GROUP A**

e. A cannabis retailer as defined in Section 6.34C, subject to the following:

1. Only three (3) cannabis retailers shall be permitted. Can only be located within an area bounded by High Street at the south.
2. No such cannabis retailer shall be allowed within one thousand (1,000) feet of another existing cannabis retailer. The one thousand (1,000) feet shall be the straight horizontal distance from any part of a building housing a cannabis retailer, to any part of the other building housing a cannabis retailer.
3. No such cannabis retailer shall be located within one thousand (1,000) feet of a Zoning District which is zoned for Residential Use. The one thousand (1,000) feet shall be the straight horizontal distance from any part of a building housing a cannabis retailer to any boundary of a Zoning District which is zoned for Residential Use.
4. No such cannabis retailer shall be located within one thousand (1,000) feet of a pre-existing school or place of worship. The one thousand (1,000) feet shall be the straight horizontal distance from any part of a building housing a cannabis retailer to any part of a building housing a school or place of worship. A school is a public elementary or secondary institution under the jurisdiction of the Wallingford Board of Education.
5. Must erect exterior lighting and security cameras on the exterior of the building and in the parking lot of the cannabis retailer.
6. No cannabis products or paraphernalia shall be visible through the store windows.
7. Shall not erect signage or other exterior coverage that contains any representation of a cannabis plant or paraphernalia.
8. Shall not be open to the public for business before 9am, or after 10pm.

## **II. §6.34 CANNABIS ESTABLISHMENTS (NEW)**

### **A. Definitions:**

1. Cannabis Establishment - means a producer, dispensary facility, cultivator, microcultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service, or transporter as defined in Public Act 21-1, entitled "Concerning Responsible and Equitable Regulations of Adult-use Cannabis".
2. Cannabis - means marijuana, as defined in §21-1 of the Connecticut General Statutes.

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

### **C. Cannabis Retailer**

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

**TEXT AMENDMENT**

**#505-26**

**KSCGH PARTNERS, LLC**

**MIXED USE DISTRICT**



RECEIVED

JUL 13 2026

WALL  
PLANNING & ZONING

APPLICATION NO.: 505-26

FEE: \$550.00

APPLICATION FOR ZONING REGULATION CHANGE

NAME OF APPLICANT: KSCGH Partners, LLC DATE: 7/10/2026

MAILING ADDRESS: 150 East 58th Street, Suite #2000 PHONE: (203)237-8808  
New York, NY 10155

E-MAIL ADDRESS: dennis@cenevivalaw.com

Section to be removed: \_\_\_\_\_

Proposed new section: Article IV, Section 4.27 Mixed Use District (MU)-see attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheet if necessary)

Applicant's Signature

KSCGH Partners, LLC

Company Name (If applicable)

For Official Use Only:

Date Application Submitted: \_\_\_\_\_

Filing Fee Paid: \_\_\_\_\_

## ARTICLE IV

### Section 4.27 MIXED USE DISTRICT (MU)

**A. Purpose** The purpose of this zone is to permit and facilitate the development of a comprehensively planned mixed use development which would provide a self-sustaining development, which can serve as the commercial and cultural center of the community. The development needs to have a strong pedestrian orientation, serve as a community gathering area, with specific design features which would make it an attractive place to live, work, shop and spend time. It would be a floating zone, to be applied only if the conditions of this article are met.

**B. Applicability.** The Mixed Use District shall be considered a floating zone. Properties in Wallingford may be considered for rezoning to this zone only if in conformance with the following conditions:

1. Minimum size of forty (40) acres. Once approved by the Planning and Zoning Commission, the proposed development may be subdivided into separate parcels, all to be developed in accordance with the Overall Conceptual Site Plan (OCSP).

2. The site must be served by public water and sanitary sewer.

3. Proposed uses to be in conformance with the Plan of Conservation and Development.

**C. Permitted Uses.** The following uses may be permitted as a component of the OCSP, subject to approval by the Planning and Zoning Commission:

1. Stores and shops for the purpose of retail business
2. Barber shops, beauty parlors and other similar personal services businesses.
3. Banks, credit unions and other financial institutions
4. Corporate, business, professional and medical offices
5. Indoor theaters
6. Restaurants
7. Multi-family residential uses
8. Outpatient medical facilities

9. Indoor recreation, including but not limited to, health/sports clubs, yoga studios, and other indoor places of public recreation or instructions in the arts operated as a business

10. Child and adult day care centers

11. Museums and art galleries.

12. Other similar uses, as determined by the Commission, that are consistent with the intent of these regulations.

13. Uses accessory to the principal use(s) as determined by the Commission, including drive-thru facilities for certain primary uses.

There shall be no overnight parking of vehicles which are not a part of one of the businesses on the site or are not owned by a resident of the dwelling units on the site.

#### **D. Site Design**

**1. Pedestrian and Vehicular Circulation.** The design of these sites should include a complete pedestrian and vehicular circulation system, which emphasizes internal pedestrian circulation. This should include, but not be limited to: a) direct pedestrian circulation connections between the various areas of the residential development, with multiple direct connections to the commercial areas; b) multiple and direct pedestrian connections between the residential areas, commercial areas and public areas; c) where appropriate, pedestrian circulation connections between the subject area and other areas of the Town, which connects to the internal pedestrian circulation network; d) vehicular circulation which both adequately serves all areas and components of the development while being supportive of the overall pedestrian orientation; e) a pedestrian circulation system which is linked to the central open space area, residential open space areas, and all residential areas; f) adequate facilities for bicycles, including bicycle racks; g) appropriate open space/public gathering spaces; h) a central open space area suitable for public sitting and gatherings which may include, but is not limited to, a public plaza or passive recreation areas, and which should be equipped with benches or chairs, pedestrian scaled lighting, and adequate trash receptacles- water features and public art are encouraged to be included.

The Commission may require one or more secondary open space areas to serve residential components of the plan if the total residential component exceeds 200 dwelling units.

**2. Building Design.** Applicants should use decorative details on the exterior of the buildings appropriate to the architectural style that is being emulated throughout the MU

District. The use of quoins and lintels are encouraged. All rooftop utilities or other equipment shall be concealed from view of pedestrians, car traffic and residential units, unless the Commission determines that it is not feasible due to reasons such as topography and site layout. Mansard roofs or gabled roofs are preferred with flat roofs only being permitted where the proposed structure is taller than adjacent structures. Flat roofs should have a parapet and cornice appropriate to the architectural style of the building. More ornamental architectural details such as dentils, corbels and an ornamental frieze are encouraged.

**3. Parking Plan.** The overall parking plan to be approved as a component of the conceptual site plan shall be sufficient to accommodate the various uses proposed within the site plan, as to location, time of use, and other factors as determined by the Commission. The applicant shall submit a parking analysis at the time of the submission of the zoning map amendment, and conceptual site plan which analyzes the projected parking demand of each use by time, the proximity of the parking to each use, the need for all day parking for specific uses, and times of peak parking demand for each proposed use, and other issues raised by the Commission. The applicant shall submit a parking plan which addresses the issues identified in the analysis. Such parking plan shall include projected times of parking, designation of uses of each parking space, potential for shared parking, management of the parking areas, and interface with other modes of transportations, such as mass transit, bicycles, and the like. The Overall Conceptual Site Plan shall reflect the need determined by this analysis, subject to Commission approval.

**4. Phasing.** The OCSP may be proposed in phases, subject to approval of the Commission, but must be completed no later than five (5) years from the application of the Floating Zone to a particular property or properties.

**5. Residential Requirements.** All residential units within the Mixed Use District shall comply with the following: a) All residential units shall include studios, and one or two bedrooms. Bedrooms shall be defined in accordance with standards of the State building code; and b) the maximum height of all residential buildings shall be four (4) stories.

#### **E. Procedural Requirements**

**1. Informal Consideration.** It is recommended that, prior to the submission of a formal application for approval of the application of the floating zone of a Mixed Use District to a particular property or group of contiguous properties, the applicant review with the Commission and its staff its OCSP in a preliminary and informal manner in order to better ascertain any issues or designs that need additional scrutiny or improvement prior to a formal Application.

**2. Zone Change Application.** A petition for a change of zone for the establishment of a Mixed Use District shall be submitted to the Planning & Zoning Commission in writing and shall be signed by the owner or owners of all parcels within the proposed district, and shall be accompanied by the following: a) Statement – A written statement specifying the proposed uses of the area, special design considerations and features, architectural guidelines and themes, and how the proposal is consistent with the purpose of the Mixed Use District; b) Conceptual Plan – a conceptual plan shall be presented to the Commission showing the general intent of the proposal, together with the following information in such detail to allow the Commission to determine if the plan is in the spirit of the Zone's intent: 1) the location and size of property, including a boundary map and a map showing the project site in the context of the surrounding area; 2) ability of existing fire suppression equipment and other sources to properly service the proposed development; 3) General building and parking layout; 4) Proposed area and square footage of the proposed buildings and their anticipated uses; 5) Concept plan for uses to be proposed which may not necessarily include specific tenants; 6) General vehicular and pedestrian circulation showing all proposed public and private drives, walking paths, sidewalks, and means of traffic calming and/ or pedestrian safety; 7) Proposed public areas such as parks, lawn areas and recreational facilities; 8) Landscaping and lighting plans showing areas of existing mature trees, all existing and proposed surface water resources, proposed landscaping treatments, proposed open space and recreational areas, and detail of proposed pedestrian-scaled lighting fixtures to be used; 9) General streetscape and architectural design or theme, with exterior elevations, perspective drawings and descriptive information regarding building materials and exterior finishes; 10) Tentative construction timeline and phasing plan; 11) Existing and proposed utility plan; 12) Traffic Impact analysis, which describes the potential impact of the proposed uses on public roads, and if needed, includes recommended improvements to such roads; and the adequacy and efficiency of the proposed internal circulation system (the Commission may request that the traffic impact be analyzed as to individual components of the overall plan); and such other information which may be reasonably required by the Commission.

After the application submission has been deemed complete for the establishment of a Mixed Use District, the Commission shall hold a public hearing on the application. After the public hearing, the Commission may approve or disapprove the application or approve the application subject to modifications or conditions. Approval of the application for the Floating Zone to be applied to the Property or Properties identified in the application shall not constitute final approval of the OCSP but shall simply authorize the submission of Site Plans setting forth in detail the specifics of the proposed development and showing any modifications specified by the Commission.

**3. Site Plan Application.** A site plan application shall be submitted to the Commission as required by Article VII of the Wallingford Zoning Regulations. The Commission may approve the Site Plan only after the Commission finds that the Site Plan is consistent with the reviewed OCSP and any other applicable sections of the Wallingford Zoning Regulations.

**F. Regulatory**

1. The approved Original Concept Site Plan, along with approved conditions and requirements, shall be the governing tool for the zoning of the Mixed Use District.

2. Property owners may apply for changes to the approved OCSP. If the Commission determines that the proposed changes are minor, in that they do not have a significant impact upon the overall character, impact function or circulation of the development, the Commission may approve the minor changes through a site plan amendment. However, if the Commission determines that the proposed changes are significant for any reason, they shall require that an application for a change of the OCSP be submitted and considered in accordance with the procedures of this section of the Wallingford Zoning Regulations.

3. A site plan for at least one of the approved phases of this development shall be filed within two years of the date of the approval of the OCSP and zone map change. If no work has commenced within two years of the approval of the site plan, as evidenced by the issuance of a building permit for at least one of the principal structures on the site, the Commission shall have the discretion to revoke the approval of the zone map amendment and the OCSP, and rezone the property to its original zoning district.

**SPECIAL PERMIT REVISION**

**#406-26**

**FIELDSTONE FARM ASSOCIATION, INC**

**FIELDSTONE FARM**



# Town of Wallingford, Connecticut

FEE: \$250.00

RECEIVED

JUL 10 2026

## APPLICATION FOR SPECIAL PERMIT REVISION

APPLICATION NO.: 406-26

NAME OF

APPLICANT: Fieldstone Farm Association, Inc

(Please Print)

DATE: July 10, 2026

MAILING ADDRESS:

c/o: CT Real Estate Management (CREM)

P.O. Box 397 Cheshire, CT 06410

(Please include Zip Code)

PHONE: (203) 699-9335

203-631-0091 - MARC CELL  
(President)

E-MAIL ADDRESS: Apillion@ctrealestatemanagement.com

INTEREST

IN PROPERTY: OWN \_\_\_\_\_ RENT \_\_\_\_\_ LEASE \_\_\_\_\_ OPTION TO BUY \_\_\_\_\_

OTHER (Please specify): Property Manager

OWNER OF

PROPERTY: Fieldstone Farm Association, Inc

LEGAL DESCRIPTION OF PROPERTY:

Fieldstone Farm Assoc./Inclusive of: Fieldstone Blvd, Penny Lane,

STREET ADDRESS: Self CT, Little CT, Pondsides Drive, Broadmeadow Rd

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

Existing Use: approved OSPRD

Proposed Use: Minor modification of approved OSPRD

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".

Applicant's Signature President

Fieldstone Farm Association

Company Name if Applicable

## FOR OFFICIAL USE:

Date Application Submitted: \_\_\_\_\_ Application Fee Paid: \_\_\_\_\_ Filing Fee Paid: \_\_\_\_\_

### NOTE:

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

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

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

Revised: 12/01/17

Fieldstone Farm Association, Inc.  
Attn: Wallingford Planning & Zoning Commission  
c/o Kevin Pagini

**Re: Proposed Driveway Expansions Within Fieldstone Farm Association**

Dear Planning & Zoning Commissioners:

Fieldstone Farm Association is a private residential community located off Grieb Road that was approved by the Town of Wallingford as an Open Space Planned Residential Development (OSPRD). As part of that approval, the development was permitted to have private roads that are narrower than the standard public roadways found throughout the Town.

The homes within our community consist of three and four-bedroom residences. While each unit includes a two-car garage, the garages are often used for storage of lawn equipment, snow removal equipment, bicycles, children's toys, and other household items. In addition, the OSPRD restrictions prohibit the installation of sheds, further limiting available storage space. As families grow and household transportation needs increase, many residents require parking accommodations for more than the space provided.

Our Association's governing documents prohibit on-street parking, and this restriction exists for important safety reasons. We have already experienced a situation in which vehicles parked on opposite sides of the roadway prevented an emergency vehicle from reaching a resident in need. On-street parking also creates visibility concerns for drivers by obstructing sightlines to pedestrians, children riding bicycles or scooters, and others who may emerge from behind parked vehicles.

Accordingly, we respectfully request that this matter be placed on the agenda for the Planning & Zoning Commission workshop scheduled for July 6, 2026, for discussion and guidance.

The Association is considering a project that would allow homeowners to expand their existing driveways to provide additional off-street parking. Specifically, we propose permitting a driveway expansion of up to ten (10) feet in width and thirty (30) feet in length, allowing space for one additional vehicle. The existing driveway apron at the roadway would remain unchanged, and any expansion would be required to include an angled flare transition, as illustrated in the attached exhibit.

To avoid rain water impact, the expanded parking area would be constructed using pervious pavers to maintain existing permeability. Based on our review, even if every unit owner elected to install the proposed expansion, the total additional improvement coverage would be approximately 0.65 acres. The original developer utilized nearly all of the site's permitted impermeable surface allowance, leaving approximately 3.5 acres of remaining capacity. Therefore, the proposed modification would not exceed the

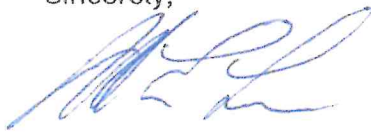
development's allowable coverage limits and would not trip the maximum allowed non pervious surface for the site.

Additionally, all costs associated with the driveway expansion would be borne solely by the individual unit owner electing to undertake the improvement.

We would appreciate the Commission's consideration of this request and welcome the opportunity to discuss the proposal and determine the appropriate process for moving forward.

Thank you for your time and consideration.

Sincerely,

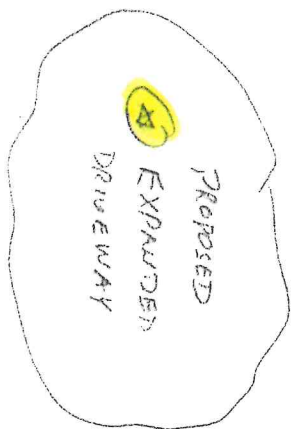
A handwritten signature in blue ink, appearing to read 'M. Landow', is written over the word 'Sincerely,'.

Marc E. Landow  
President  
Fieldstone Farm Association, Inc.

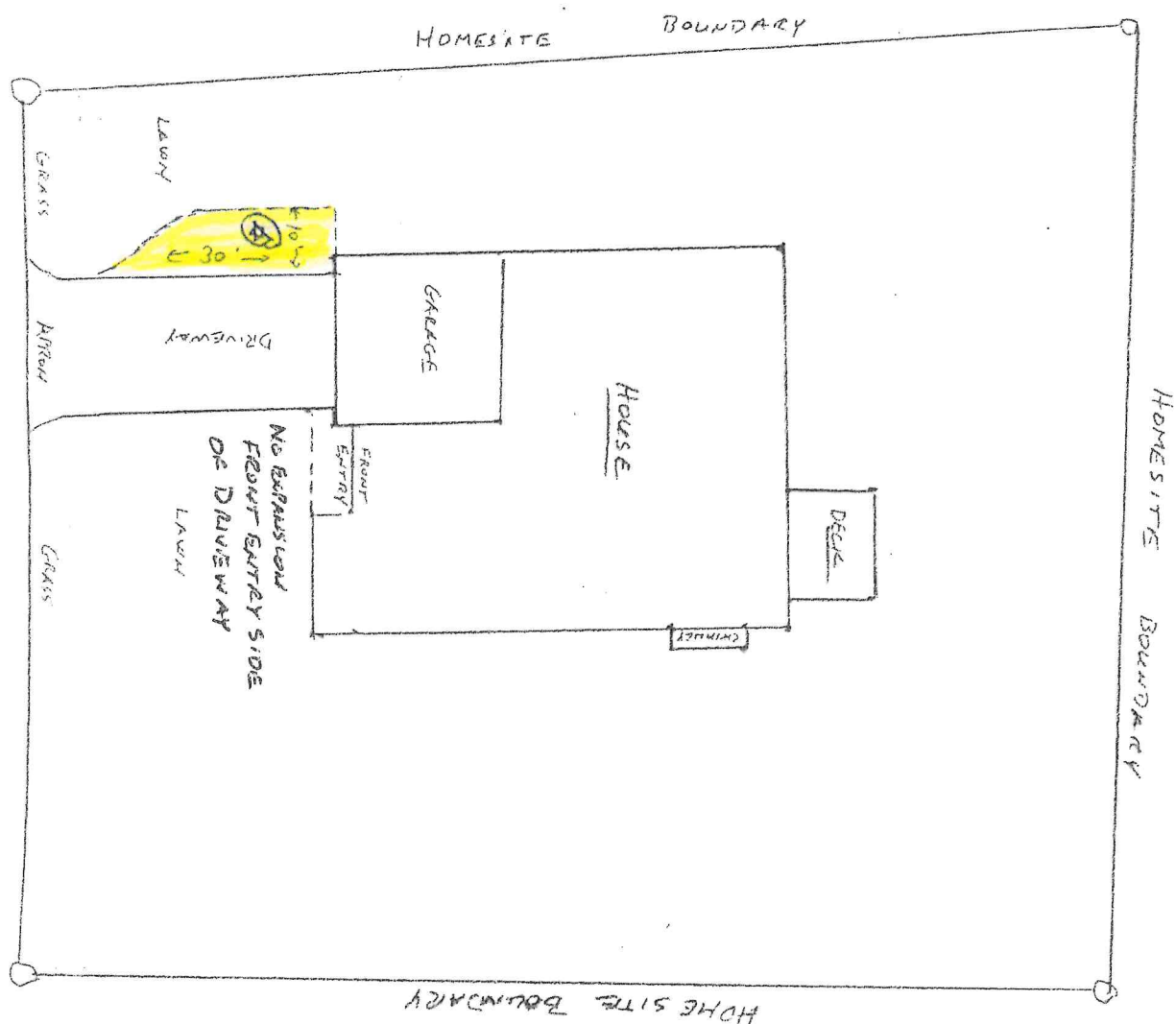
Fieldstone Farm

EXHIBIT "B"

"NO SIDEWALK"



Orientation: Left shown



(ROAD WAY)

NOT TO SCALE

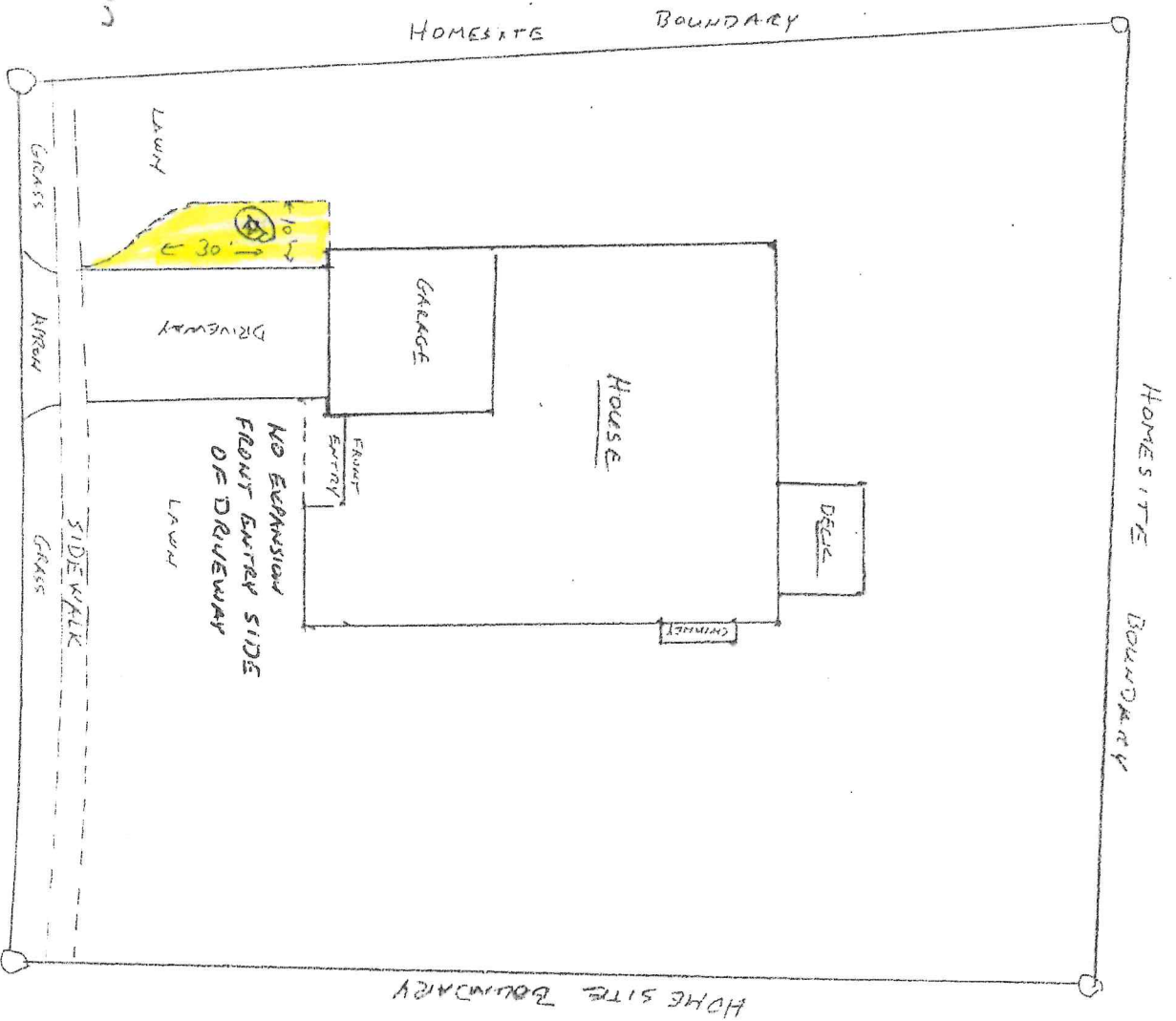
Fieldstone Farm

EXHIBIT "C"

"SIDEWALK"

PROPOSED  
EXPANDED  
DRIVEWAY

Orientation: Left Shown



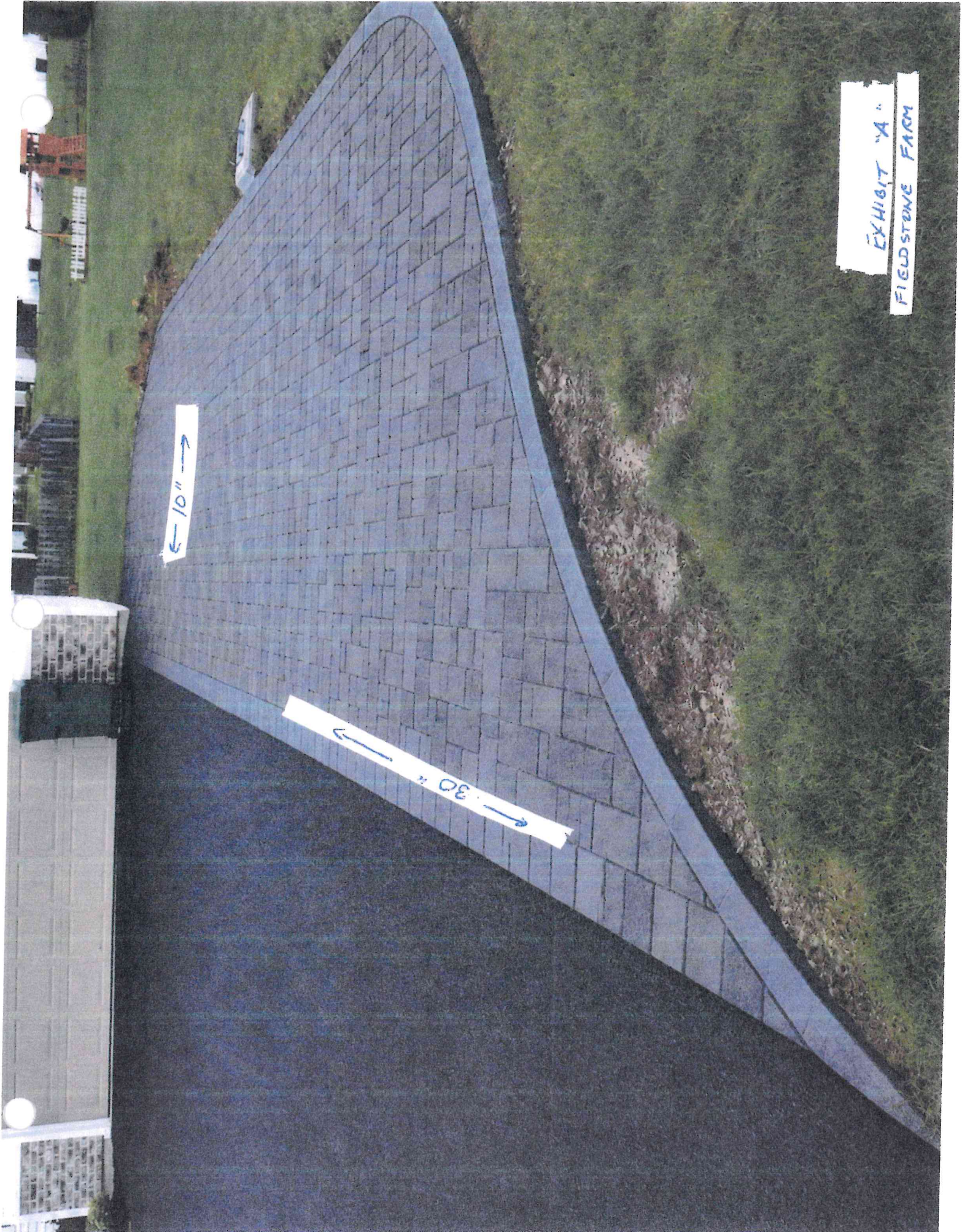
ROADWAY

NOT TO SCALE

EXHIBIT "A"  
FIELDSTONE FARM

← 10" →

← 30" →



**SITE PLAN**

**#218-26**

**MCINVALE**

**1183 & 1185 OLD COLONY RD**



# TOWN OF WALLINGFORD APPLICATION FOR SITE PLAN APPROVAL

Fee: \$250.00

- ☒ Site Plan  
☐ Site Plan Revision

RECEIVED

JUL 10 2026

APPLICATION NO.: 218-26

NAME OF APPLICANT: Houston McInvale  
(Please Print)

WALLINGFORD  
PLANNING & ZONING  
DATE: 7/1/26

MAILING ADDRESS: 10 Oxford Drive PHONE: (203) 605-6255  
Middlefield CT 06455  
(City) (State) (Zip)

E-MAIL ADDRESS: cmas176@gmail.com

OWNER Houston MAILING  
OF PROPERTY: McInvale, LLC ADDRESS: 10 Oxford Drive  
& Christopher McInvale Middlefield, CT 06455  
(City) (State) (Zip)

LOCATION  
OF BUILDING LOT: 1183 & 1185 Old Colony Road  
INTENDED USE(S): multi-family dwelling units - 4 duplexes (8 units)

SQ. FOOTAGE  
OF USE(S): 14,400 sf ZONING DISTRICT: T-30 LOT SIZE: 25,059 sf  
600 sf/floor x 3 floors x 8 units

NAME OF SURVEYOR: Juliano Associates PHONE: (203) 265-1489 ext. 301  
(Please Print)

Annette S. Ellis, PE, MPA

Annette S. Ellis  
Applicant's Signature

agent for applicant

Juliano Associates, LLC  
Company Name (If Applicable)

## FOR OFFICIAL USE:

Application Submitted: \_\_\_\_\_ Application Fee Paid: \_\_\_\_\_ Forwarded for Review: \_\_\_\_\_

"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 of 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".

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

New building size of 5,000 sq.ft. or less = \$250.00 - New building size greater than 5,000 sq.ft. = total new square footage X .05  
ADMINISTRATIVE APPROVAL FEE: \$150.00 if required to go on Agenda, additional \$100.00 fee will be required

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

- \_\_\_1. Title Block with project name and the names and addresses of the developer, owner and applicant.
- \_\_\_2. Scale of not less than 1":40', north arrow, date of plan and any revisions, key (location) map showing the project location and closest streets.
- \_\_\_3. Zoning Table including zoning designation; required and provided lot area in acreage and square footage; frontage; front, side and rear yards; height; percent coverage; parking; landscaping; types of uses; and all bulk and special requirements relative to the site plan.
- \_\_\_4. Layout of all off-street parking, including details and dimensions of aisles, driveways, parking and loading spaces, pavement markings, location of directional signs, curbing and limits and type of paving surface.
- \_\_\_5. Survey done to an A-2 standard with existing and proposed contours at not more than two-foot intervals.
- \_\_\_6. Property lines, adjacent landowners and adjacent zoning designation.
- \_\_\_7. Square footage, use, location, floor elevation, dimension, height, and number of stores of all buildings/structures, existing and proposed.
- \_\_\_8. Easements, streets, driveways, building/setback lines and sidewalks with construction details.
- \_\_\_9. Wetlands, watercourses, stream encroachment lines, flood plain/hazard areas, aquifer and watershed district boundaries and slopes over 25%
- \_\_\_10. Tree line, existing and proposed, trees to be saved, rock outcrops and other natural features.
- \_\_\_11. UTILITIES: gas, water, electric, telephone, storm drainage and sanitary sewer systems and refuse collection areas.
- \_\_\_12. Fire suppression, including utility lines and hydrant locations. NOTE: When installing fire sprinkler and/or standpipe systems, a remote fire department connection detail is required on site drawings. This detail shall meet Wallingford Fire Department specifications.
- \_\_\_13. Landscaping plan with key, including existing and proposed plant type by common and botanical names with size at planting (caliper and height, time until maturity) and height, and spread at maturity. Indicate areas to be maintained as natural buffer area, proposed buffer areas, mulch beds, etc.
- \_\_\_14. Erosion and sedimentation control plan and narrative, name and phone number of contact person with supporting details of methods and materials.
- \_\_\_15. Signs, fencing, accessory structures/uses, pools, decks, patios, utility pads, external HVAC, lighting standards, locations, and other appurtenant items with appropriate details provided.
- \_\_\_16. Outdoor storage areas and screening with appropriate detail.
- \_\_\_17. Lighting plan, traffic plan, storm drainage calculations and soil testing (where required).
- \_\_\_18. Plans must bear live seal of the plan preparer, appropriately licensed and certified professional as required by State Statute.

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

Amnette A. Elliot, PE, MPA  
Signature of Plan Preparer

PE #23202  
Professional Certification(s)

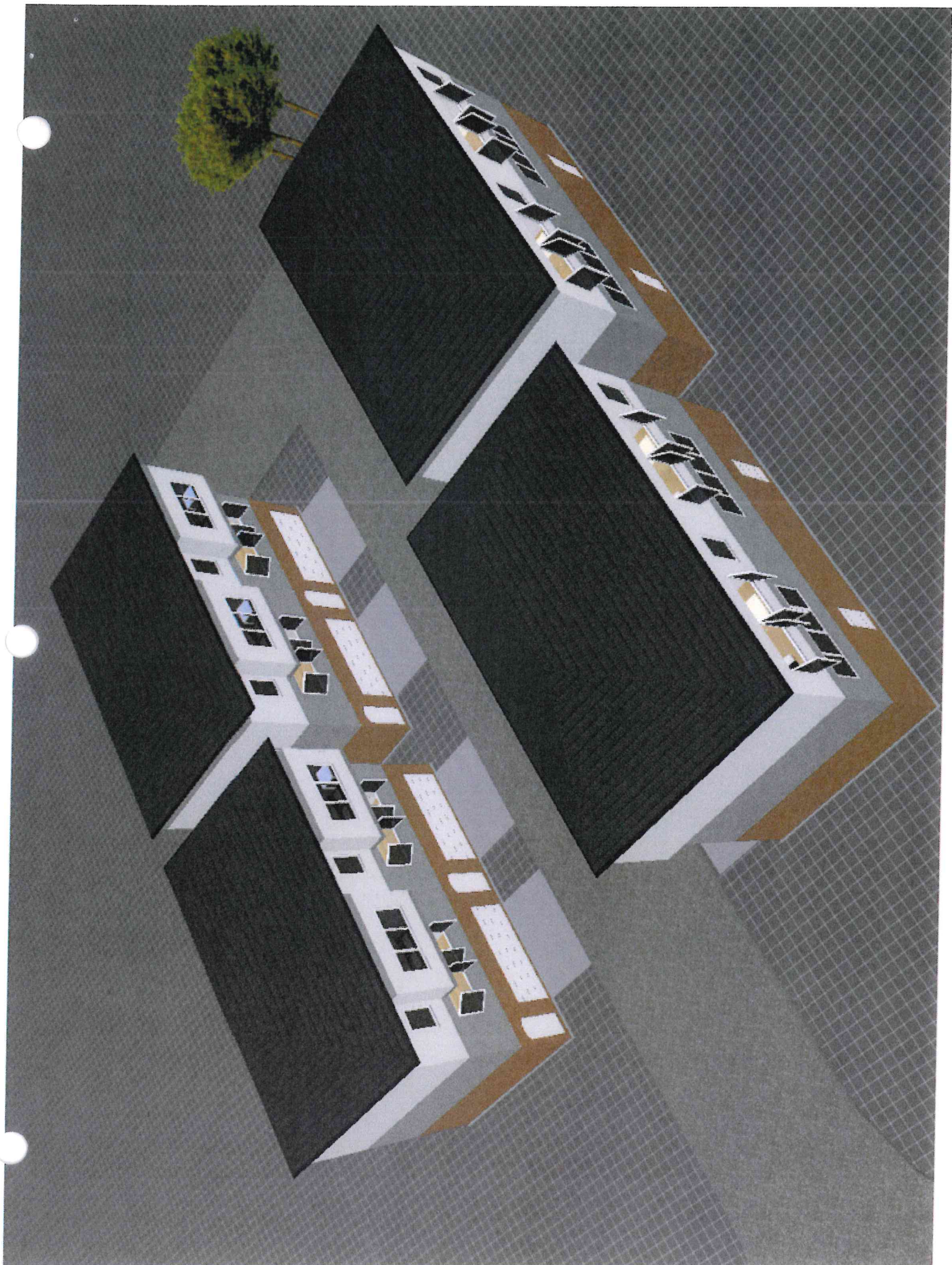
7/6/26  
Date

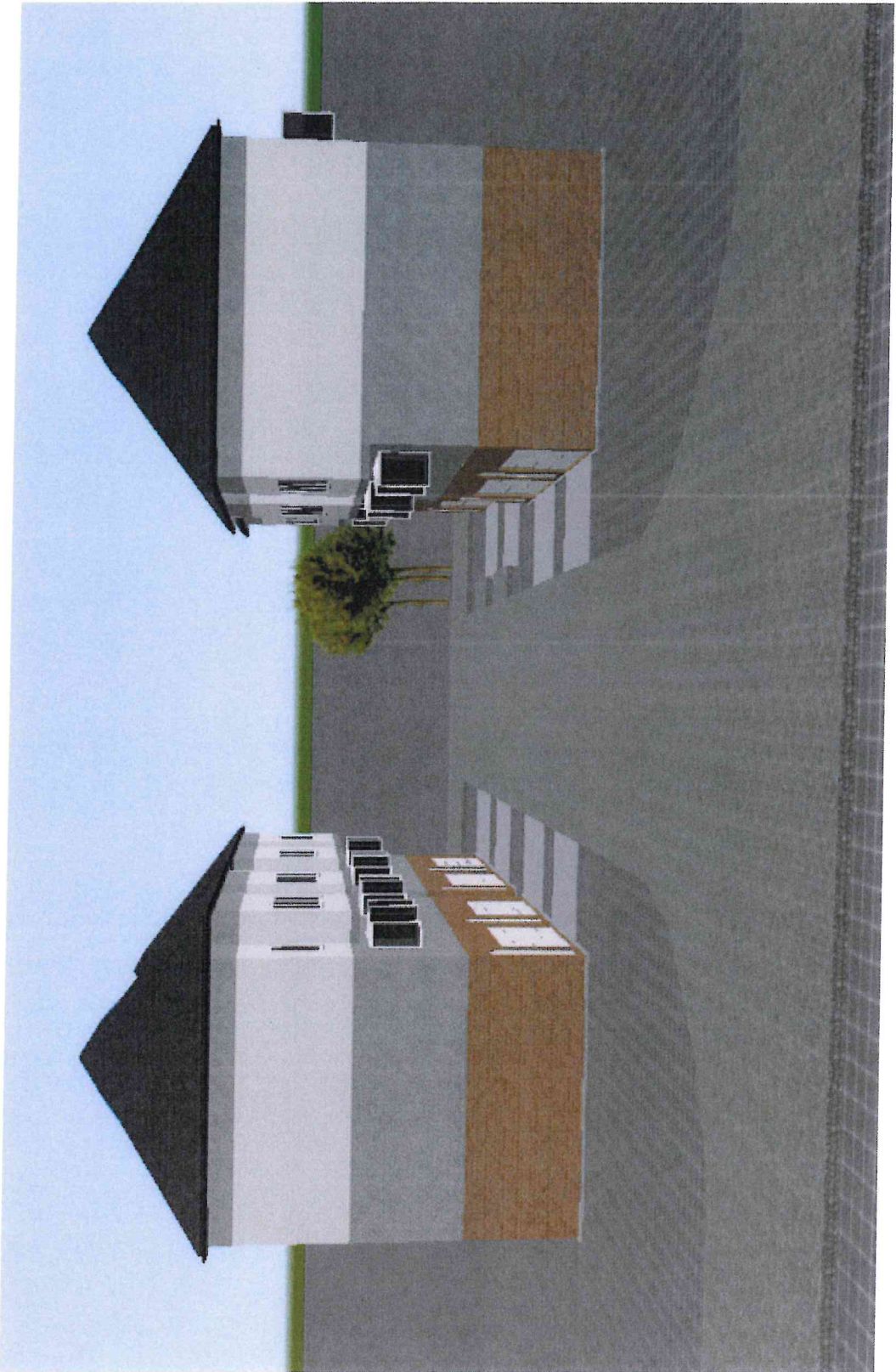
Juliano Associates  
405 Main Street  
Street Address of Plan Preparer

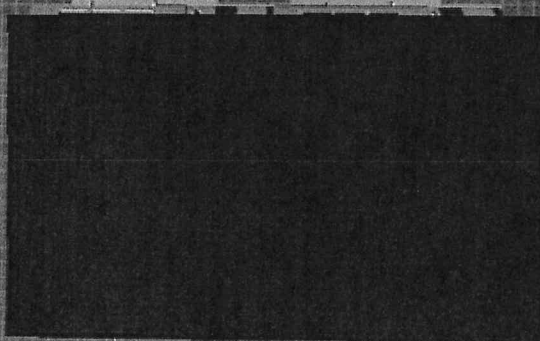
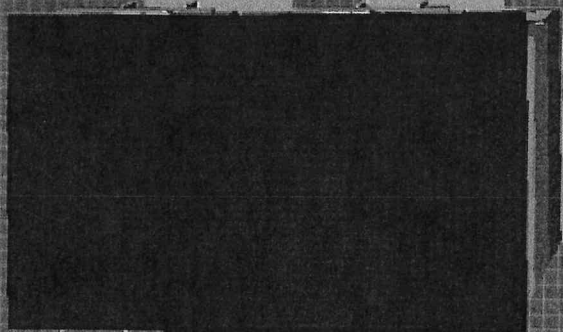
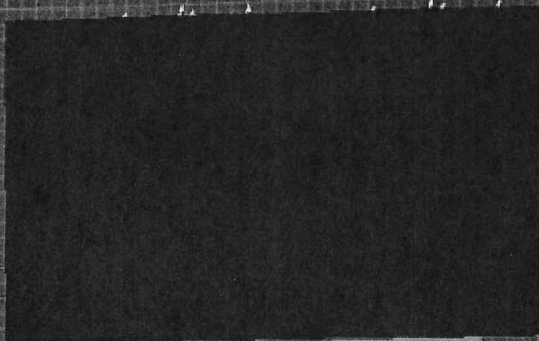
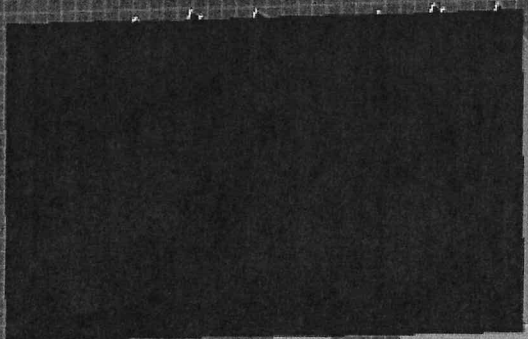
Wallingford, CT 06492  
City, State, Zip

203-265-1489  
ext 301  
Phone

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







# **SITE PLAN**

**#219-26**

**A. SECONDINO & SON, INC**

**1 DUDLEY AVENUE**



RECEIVED

JUL 02 2026

## TOWN OF WALLINGFORD APPLICATION FOR SITE PLAN APPROVAL

Fee: \$250.00

- ☐ Site Plan  
☐ Site Plan Revision

APPLICATION NO.: 219-26NAME OF APPLICANT: A. Secondino & Son, Inc. DATE: 06/30/2026  
(Please Print)MAILING ADDRESS: 21 Acorn Road PHONE: (203) 481-3496  
Branford CT 06405  
(City) (State) (Zip)E-MAIL ADDRESS: MKeough@asecondinoandson.comOWNER Ulbrich Stainless Steel & Specialty  
OF PROPERTY: Metals, Inc. and Land of 9 Carlton  
Street, LLCMAILING ADDRESS: 1 Dudley Ave  
Wallingford CT 06492  
(City) (State) (Zip)LOCATION OF BUILDING LOT: #7 Carlton StreetINTENDED USE(S): FactorySQ. FOOTAGE OF USE(S): 14,560 ZONING DISTRICT: 1-20 LOT SIZE: 169,303 +/- SFNAME OF SURVEYOR: Juliano Associates, LLC PHONE: (203) 265-1489  
(Please Print)  
Applicant's SignatureA. Secondino & Son, Inc.  
Company Name (If Applicable)

## FOR OFFICIAL USE:

Application Submitted: \_\_\_\_\_ Application Fee Paid: \_\_\_\_\_ Forwarded for Review: \_\_\_\_\_

"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 of 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".

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

New building size of 5,000 sq.ft. or less = \$250.00 - New building size greater than 5,000 sq.ft. = total new square footage X .05  
ADMINISTRATIVE APPROVAL FEE: \$150.00 if required to go on Agenda, additional \$100.00 fee will be required

**SPECIAL PERMIT**

**#407-26**

**ATLANTIS MANAGEMENT GROUP**

**124 CHURCH STREET**



# Town of Wallingford, Connecticut

## APPLICATION FOR SPECIAL PERMIT

Base fee: \$550.00

Additional  
Fee: \_\_\_\_\_

Show Calculation  
for Additional  
fee: \_\_\_\_\_

Total  
Fee Submitted: \_\_\_\_\_

**RECEIVED**  
JUL 10 2026  
WALLINGFORD  
PLANNING & ZONING

APPLICATION NO.: 407-26

NAME OF  
APPLICANT: Atlantis Management Group  
(Please Print)

DATE: 07/14/26

MAILING ADDRESS: 555 S. Columbus Avenue Suite 201 Mt. Vernon, NY 10550  
(Street Address) (City) (State) (Zip)

E-MAIL ADDRESS: DPorco@atlantismgmt.com

PHONE: ( 914 )699-9500

ZONING DISTRICT: I-40

INTEREST

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

OTHER (Please specify): \_\_\_\_\_

OWNER OF  
PROPERTY: Kingswood Realty LLC

LEGAL DESCRIPTION OF PROPERTY:

STREET ADDRESS: 124 Church Street, Yalesville, Connecticut

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

Existing Use: Vacant Restaurant Building

Proposed Use: Gas Station & Convenience Store/Dunkin Donuts

- 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".

DANNY PORCO

Applicant's Signature

ATLANTIS MANAGEMENT GROUP LLC

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 !!!!

124 Church Street Abutters

J Gavin Properties LLC  
494 Main St  
MBLU: 37 / / 36 / /

Yalesville Properties LLC  
120 Church St  
MBLU: 37 / / 30 / /

38 Warehouse Point Road LLC  
117 Church St  
MBLU: 37 / / 20 / /

173 Church Street LLC  
173 Church St  
MBLU: 37 / / 18 / /



**Juliano Associates**  
405 Main Street (Yalesville)  
Wallingford, Connecticut 06492  
Voice: 203-265-1489  
Fax: 203-949-1523

July 2, 2026

**RECEIVED**

JUL 10 2026

WALLINGFORD  
PLANNING & ZONING

**Operations & Maintenance Plan**  
**For**  
**Proposed Atlantis Gas Station and Dunkin' Donuts**  
**#124 Church Street**  
**Yalesville, Connecticut**

The property owner is responsible for the maintenance of the on-site stormwater facilities. The property owner will designate an individual or firm to carry out the required maintenance activities as detailed in this stormwater management maintenance plan. The name of the individual or firm along with emergency contact information shall be supplied to the Wallingford Inland Wetlands & Watercourses and Planning & Zoning Departments.

**Parking Area**  
(entire site)

All parking areas and sidewalks shall be swept clean of sand and litter at least twice per year, and at other times as may be necessary.

*Required Maintenance:*

| Activity                                                                     | Schedule                                    |
|------------------------------------------------------------------------------|---------------------------------------------|
| <ul style="list-style-type: none"><li>• Clear debris and sediment.</li></ul> | Semi-annual inspection<br>(spring and fall) |

**Catch Basins**

*Required Maintenance:*

| Activity                                                                                                                                                                                                                                                              | Schedule                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Collect and remove debris (litter, leaves, papers, cans, etc.) from all inlet and outlet pipes.</li><li>• Rake rip-rap level if evidence of movement of stones</li><li>• Replace rip-rap if bare spots are present.</li></ul> | Semi-annual inspection<br>(early spring and early fall) |

**Riprap Aprons** (i.e., level spreader or energy dissipator)

*Required Maintenance:*

Inspect at least once annually for accumulation of sediment and debris and for signs of erosion within approach channel, riprap apron or down-slope of the apron. Remove debris whenever observed during inspection. Remove sediment when accumulation exceeds 25% of riprap depth. Snow should not be stored within or down-slope of the riprap apron. Repair any erosion and re-grade or replace riprap material, as warranted by inspection. Reconstruct the riprap apron if down-slope channelization indicates that the apron is not level or that discharge has become concentrated, and corrections cannot be made through minor re-grading.

**Underground Detention**

These facilities provide storage for runoff during storms as a result of development. Detention is the collection and temporary storage of surface water at a controlled rate of outflow. It is imperative that these facilities be monitored and maintained to ensure that they are functioning properly.

*Required Maintenance for proposed detention facilities:*

| Activity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Schedule                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <ul style="list-style-type: none"><li>• Access to inlets of the detention area is made via manhole, cleanout, or inspection port.</li><li>• Inspect for debris and sediment, record in maintenance log and if necessary, remove debris or vacuum sediment.</li><li>• Inspect deposit of sediment in all rows that have inlets from storm drainage system using mirrors and poles, or if necessary, follow OSHA regulations for confined space entry. If sediment has accumulated clean out row using the vacuum process.</li><li>• Sewer and pipe maintenance professional service for the vacuum process should be acquired.</li></ul> | Semi-annual inspection<br>(spring and fall) |
| <ul style="list-style-type: none"><li>• Collection of debris and sediment at the detention area outlets (cleanouts) is minimal. Clogging of row and inlet sump is to be recorded in maintenance log and if necessary, cleared of debris and sediment.</li></ul>                                                                                                                                                                                                                                                                                                                                                                         | Semi-annual inspection<br>(spring and fall) |
| <ul style="list-style-type: none"><li>• Deposits of debris and sediment at inlets are collected at catch basins and are to be cleaned accordingly. During inspection of inlets if deposit exceeds one half the depth from the bottom of the basin to the invert of the lowest pipe then clean four (4) times annually or as needed.</li></ul>                                                                                                                                                                                                                                                                                           | Semi-annual inspection<br>(spring and fall) |

Manufacturer recommended maintenance shall supersede any general schedule provided for above.