

WALLINGFORD PLANNING & ZONING COMMISSION RECEIPTS

RECEIPTS
Wallingford Planning & Zoning Commission Meeting
Monday August 10, 2026
For
Monday, September 14, 2026

1. Site Plan/The Metro Realty Corporation/110 Leigus Road

#221-26

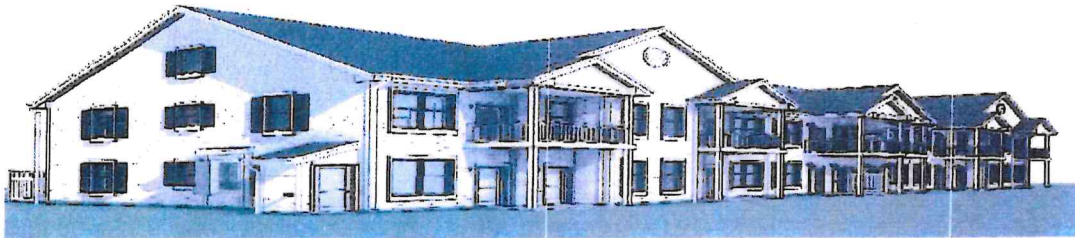
**APPLICATION OF THE METRO REALTY MANAGEMENT
CORPORATION FOR SITE PLAN APPROVAL
FOR MULTIFAMILY COMMUNITY AT
110 LEIGUS ROAD, WALLINGFORD, CONNECTICUT**

August 6, 2026

RECEIVED

AUG 06 2026

**WALLINGFORD
PLANNING & ZONING**



Applicant:

Ben Tripp

Kyle Richards

**The Metro Realty
Management Corporation
6 Executive Drive, Ste 100
Farmington, CT 06032
(860) 674-5637**

Agent/Counsel:

Timothy S. Hollister

**Hinckley Allen
20 Church Street
Hartford, CT 06103
(860) 331-2823**

Civil Engineer:

Thomas J. Daly, P.E.

**SLR International Corporation
99 Realty Drive
Cheshire, CT 06410
(203) 271-1773**

Traffic Engineer:

Mark Vertucci, P.E., PTOE

**Fuss & O'Neill
59 Elm Street, Suite 500
New Haven, CT 06510
(203) 286-2469**

Architect:

James Stephenson, AIA

**Niles Bolton Associates
3060 Peachtree Road, N.W.
Atlanta, GA 30305
(404) 365-7600**

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5. Will-Serve letter, Town of Wallingford, June 29, 2026 confirming availability of public sewer and water
6. Affordability Plan, submission draft, prepared by Hinckley Allen, August 2026
7. Traffic Impact Study, July 2026, prepared by Fuss & O'Neill; and Parking Needs Assessment, August 2026
8. Excerpt (with Appendices A-B-C) of Drainage Report, prepared by SLR International Corporation, August 2026
9. Watershed/Aquifer Area Project Notification forms
10. Copy, Inland Wetland Permit Application forms, July 22, 2026
11. Information about Midstate Arc, Inc., and its supportive housing services
12. Consultant Resumes

Submitted Separately:

- Combined Site Plan and Architectural Plans entitled “Proposed Multi-Family Residential Development, 110 Leigus Road and Miles Drive, Wallingford” dated August 7, 2026, prepared by SLR Consulting and Niles Bolton Architects
- Two (2) copies of complete Drainage Report, including Appendices prepared by SLR International Corporation, Rev. July 2026
- Six (6) copies of the site plan (24” x 36”) and this narrative package and Affordable Housing Needs Memorandum with Exhibits, July 2026
- Checks for \$250.00 and \$4,542.50.00 payable to “Town of Wallingford” for the filing fee
- Electronic copy of all application materials on a thumb drive

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20 Church Street
Hartford, CT 06103
o 860-725-6200 f 860-278-3802
hinckleyallen.com

Timothy S. Hollister
(860) 331-2823 (Direct)
(860) 558-1512 (Cell)

August 6, 2026

VIA HAND DELIVERY AND E-MAIL

James Fitzsimmons, Chair, and Members
Planning & Zoning Commission
Town of Wallingford
45 S Main Street
Wallingford, CT 06492

Mr. Kevin Pagini
Town Planner
Planning & Development
Town of Wallingford
45 S Main Street
Wallingford, CT 06492

Re: Application of The Metro Realty Management Corporation for Site Plan
Approval for Multifamily Community at 110 Leigus Road, Wallingford, CT

Dear Chair Fitzsimmons, Commission Members, and Mr. Pagini:

On behalf of our client, The Metro Realty Management Corporation ("Metro"), we hereby submit this site plan application for the construction of a new, multifamily community at 110 Leigus Road, Wallingford, Connecticut.

The proposed community will consist of 83 rental apartment homes (37 one-bedroom apartments and 46 two-bedroom apartments) in seven buildings and will qualify as "assisted housing" under General Statutes § 8-30g(a)(3) through receipt of (a) financing from the Connecticut Housing Finance Authority ("CHFA") or the Department of Housing and/or (b) an allocation of low income housing tax credits from CHFA, in each instance for the purpose of financing development in which a portion will be low and moderate income housing. **All notices should reference General Statutes § 8-30g.**

The development will consist of two-story buildings, with the apartments being one-level-living "stacked flats," each with its own outside entry. Eighty percent of the apartments (66 apartments) will be affordable; 18 of these affordable apartments will be "supportive housing," meaning occupied by individuals with disabilities who will be supported daily by the Midstate ARC social service agency. The remaining 20 percent of the apartments will be market rate.

The Subject Property

Metro is contract purchaser of the site, a 21.9-acre parcel located at the south end of Miles Drive, which connects to Barnes Road/Route 68. The parcel was created in May 2026 by this Commission's approval of a subdivision of the "Campus at Greenhill" office complex into four lots, A-B-C-D. The subject property here is Lot C. See Tab 4 of this package. It should be noted that the "110 Leigus Road" street address is a holdover from the pre-subdivision. Lot C has no frontage on and no intended connection to Leigus Road.

Lot C is currently unimproved and is located in the Watershed Interchange District (§ 4.10 of the Zoning Regulations).

Site Plan Approval Only

General Statutes § 8-30g, the Affordable Housing Land Use Appeals Act, has been in place for more than 36 years. Connecticut court cases interpreting General Statutes § 8-30g have held that an application that proposes affordable apartments in compliance with § 8-30g may be approved by site plan, even if the plan does not meet the underlying zone. That is, an application may not be denied on the ground that it does not fully comply with underlying zoning of an area. *See Wisniewski v. Planning Comm'n*, 37 Conn. App. 303, *cert. denied*, 233 Conn. 909 (1995). The Commission may only deny a § 8-30g application if the plan creates a public health and safety concern that clearly outweighs the need for affordable housing in the town and region, and which cannot be addressed by reasonable changes to the plan. Also, in a § 8-30g application, a planning and zoning commission has not only the authority but also the obligation to identify "reasonable changes" to the application that will address identified and documented concerns, and to impose approval conditions on the site plan where necessary.

In this application, the proposed multi-family use is not a permitted use in the Watershed Interchange ("WI") District. However, large hotels are permitted in the District, and as shown on the Zoning Table on the first page of the site plan set, the proposed layout and dimensions of the multi-family use comply with most WI standards. In any event, the plan will not create any substantial public health or safety concerns.

Metro Realty

Metro Realty is an experienced developer, builder, and manager of successful multi-family residential communities. Since 1990, Metro has built more than 2,000 apartment homes in eight municipalities in central Connecticut. In the past five years, Metro has developed successful apartments in conjunction with supportive housing agencies in Farmington (1600 New Britain Avenue and 80 South Road); South Windsor (240 Deming Street); and Cheshire (1728 Highland Avenue). Metro has also worked regularly with the Connecticut Housing Finance Authority (CHFA) and the Department of Housing by using federal Low Income Housing Tax Credits which allow a wider range of affordability levels than the § 8-30g "set aside" (30 percent of rental units preserved at 60/80 percent of median income) program.

Proposed Community

Metro is proposing the construction of a 83-unit multi-family residential community, consisting of 37 one-bedroom apartments and 46 two-bedroom apartments, in seven two-story buildings. Apartment sizes will range from approximately 856 to 936 square feet for the one-bedroom apartments and 1,171 to 1,259 square feet for the two-bedroom apartments. Each apartment will have its own exterior private entrance.

Residents will have access to a variety of amenities, including in-unit washers and dryers and walking trails to the south and north of the apartment homes in the center of the site. Building 3 will include a community room. The buildings have been sustainably designed to provide efficient “MEP” (mechanical, electrical, and plumbing) systems and high indoor air quality through the use of low VOC materials. Residents will have access to onsite bike racks as well as EV chargers for electric vehicles.

Access to the site will be provided from Miles Drive, which connects to Barnes Road (Route 68). It should be noted that the south end of Lot C abuts Grieb Road, but that area is buffered from the proposed development by wetlands, and no access from Grieb Road is proposed or feasible. A short sidewalk segment is proposed at the subject property’s access from Miles Drive. A public bus route (CT transit Route 567) that connects Wallingford and Meriden operates along Barnes Road.

Parking areas are proposed in the center of the development, in between the seven buildings. The plan provides 138 total parking spaces, which totals approximately 1.6 spaces per apartment home. The parking area is sufficient to provide one space per one-bedroom apartment, two spaces for each two-bedroom apartment, and an additional nine spaces for visitors and guests. A “Parking Needs Assessment” prepared in compliance with the state’s new housing law that took effect July 1, 2026 is at Tab 11.

Because each apartment will have its own exterior entry, Metro anticipates that deliveries will be to the apartments, not a centralized delivery location.

Metro intends to preserve as many trees as practicable on-site, and the landscaping plan (Sheet LA) provides a robust mix of additional trees and shrubs throughout the site and along the site driveway.

Metro Realty, Supportive Housing Developments

For this application, Metro has partnered with a community-based organization, Midstate ARC, advocating for people with intellectual and development disabilities. In an effort to further Midstate’s mission, 18 of the 83 apartment homes will be “supportive housing” apartments, reserved for individuals with intellectual disabilities. See Tab 13. Midstate will maintain an office on-site in Building 3 and will have staff available 24/7 for its supportive housing residents.

Metro's involvement in supportive housing began in the early 2000's, when The Arc of the Farmington Valley (FAVARH) approached Metro about leasing a number of apartments at one of Metro's existing developments (Old Farms Crossing in Avon, CT) to be occupied by individuals FAVARH served with intellectual disabilities. These proposed residents would be moving out of either their family home or a group home and living independently for the first time. These individuals have been great residents of the Old Farms Crossing community for the past 20+ years.

While Metro's relationship with FAVARH began organically, over the past 10 years, the State Department of Developmental Services has formalized this model of supportive housing. Now, regional service providers partner with developers who reserve up to 25 percent of the apartments in a new, mixed-income development for individuals with intellectual and developmental disabilities. Apartments are specifically designed for this purpose, outfitted with additional accessibility and assistive technology to help support these residents' transition to independent living. Under this new initiative, Metro has completed the construction of two developments in 2026 with a supportive housing component: Trailside, a 90-apartment community in Farmington, CT, in partnership with FAVARH, where 21 apartments are rented by IDD individuals; and Highland Farms, a 71-apartment community in Cheshire in partnership with the Arc of Southington, with 14 apartments of supportive housing.

Metro is also currently under construction with a similar community in South Windsor, CT, and has two additional developments planned for 2027 in Farmington and Cromwell.

Utilities

The community will be served by public water and sewer, the lines for which already are in Miles Drive. The town has confirmed sewer capacity and water supply, see Tab 5. Heating and cooling will be gas.

Earth materials excavation will result in a net export of just over 9,000 cubic yards of material. This part of the construction is allowed by Wallingford Zoning Regulations § 6.10.E, Exception # 1, because the only excavation/filling will be as necessary to the construction of the proposed buildings in compliance with the site plan, if approved.

Energy Efficiency

Energy efficient and sustainable features of the proposed buildings include:

- Home Energy Rating System (aka HERS rating) of 42 or under, which is significantly more efficient than a baseline Energy Star home.
- National Green Building Standard (NGBS) Emerald Certification, which is the highest NGBS certification available (NGBS is a certification platform similar to LEED).
- High efficiency HVAC and water heating systems.
- EV charging stations, with infrastructure installed for future stations.

- Planned photo-voltaic systems installed on roof, feeding power back to the electrical grid, via a program run by the Connecticut Green Bank.

Wetlands

The subject property contains approximately 6.6 acres of wetlands and a watercourse on the western part of the site. The proposed plan requires no disturbance within the wetlands or watercourses. An application for a regulated activities permit in the non-wetland upland review area was submitted to the Wallingford Inland Wetlands Commission on July 27, 2026. See Tab 12. The public hearing on Metro's application will occur on September 2, 2026.

Stormwater Management

The proposed community will be constructed with best management practices and in accordance with the 2024 DEEP Stormwater Manual. The proposed stormwater management system, which incorporates extensive landscaping and a stormwater treatment train consisting of catch basins with four-foot sumps, hydrodynamic separators, and retention storage for the Groundwater Recharge Volume and the Water Quality Volume. The development will maintain or reduce post-development stormwater runoff to below pre-development conditions; no increases in peak-flow rates and volumes are proposed. A complete Drainage Report with Appendices has been prepared and submitted separately to staff; the narrative summary is at Tab 8.

Traffic

A July 2026 traffic impact study has been prepared by Mark Vertucci, P.E., of Fuss & O'Neill Inc., *see* Tab 7. The study confirms that the proposed community will generate 34 new entering and exiting trips in the weekday morning peak hour and 43 new entering and exiting trips in the afternoon peak hour. The study also includes a traffic delay analysis using Level of Service, or LOS, to describe pre- and post-development conditions. The traffic report concludes that levels of service will be unchanged at all studied intersections, with the exception of a small delay increase at the I-91 northbound. See Tab 7, pp. 6-7.

Crash data near the site confirms that there are no abnormal crash patterns or frequencies in the study area. Post-development sightlines will exceed CT DOT requirements. In sum, the proposed community is not expected to adversely impact roadway safety in the area.

Residential Program, Affordability Plan, and Funding Sources

With this application, Metro Realty has submitted (separately) an Affordable Housing Needs Memo, which discusses and documents the need for lower cost housing in the Town, region, state, and nation. On the Connecticut Department of Housing's most recent Ten Percent List, 5.15 percent of Wallingford's housing is considered government-subsidized or income and price restricted at affordable levels. The Town's Plan of Conservation and Development and 202 Affordable Housing Plan recognize and demonstrate a substantial need, including an estimated 50 percent of Wallingford residents who are "cost-burdened" by housing expense.

An Affordability Plan compliant with § 8-30g requirements for “assisted housing” is at Tab 6. The exact qualifying maximum incomes, affordability levels, and timeframe will be specified in a binding, recorded declaration of covenants and restrictions that will be executed when the public financing transaction is completed.

The Affordability Plan, Tab 6, contains a Schedule B that specifies the required quality of construction materials, finished, and amenities, and will ensure that affordable apartments will be comparable if not identical to all other apartments in the community, including the market rate apartments. Affordable apartments will be distributed across all seven buildings.

The community is prepared to be funded in part by the federal Low Income Housing Tax Credit program, the nation’s most widely used and successful mixed income housing development program. The “LIHTC” program operates through the State Department of Housing and CHFA receiving from the federal government an allocation of tax credits, which are awarded to development proposals through a highly competitive, point system-based application process. The tax credits are sold, mainly to corporations and investors, in an open market. The credit purchasers use the credits to offset tax liability, and the money received from the tax credits becomes the core of funds used to lower development costs and permit applicants and developers to commit to long-term preservation of below-market rents.

Based on its experience with the LIHTC program and the extensive reporting requirements (which are essential to preservation of the tax credits), Metro Realty will act as Administrator of the affordability program, but will keep the Wallingford Housing Authority advised of the availability of affordable and supportive housing apartments.

As to affordability levels, if the LIHTC program becomes the funding source, Metro expects that approximately 20 percent of the apartments will be rented at market rates, while the remaining apartments will be preserved for households earning between 30 percent and 80 percent of the area median income for the region in which Wallingford is located (greater New Haven), where the area median for a four-person household is currently \$123,200.

As such, the proposed community will (1) address Wallingford’s need for affordable housing, as detailed in the Affordable Housing Need Memorandum, submitted separately as part of this application; and (2) assist the town in meeting its affordable housing goals.

We look forward to presenting this application to the Commission.

Very truly yours,


Timothy S. Hollister

cc: The Metro Realty Management Corporation (w/att.)

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TOWN OF WALLINGFORD APPLICATION FOR SITE PLAN APPROVAL

☒ Site Plan
☐ Site Plan Revision

Fee: \$250.00

APPLICATION NO.: 221-26

NAME OF APPLICANT: The Metro Realty Management Corporation DATE: August 6, 2026
(Please Print)

MAILING ADDRESS: 6 Executive Drive, Suite 100 PHONE: (860) 674-5637
Farmington CT 06032
(City) (State) (Zip)

E-MAIL ADDRESS: _____

OWNER OF PROPERTY: KSCGH Partners, LLC MAILING ADDRESS: c/o KS Partners
150 East 58th Street, 21st Floor
New York NY 10155
(City) (State) (Zip)

LOCATION OF BUILDING LOT: 108 Leigus Road and Barnes Road (Route 68), Lot C

INTENDED USE(S): Multifamily residential rental

SQ. FOOTAGE OF USE(S): 90,850 s.f. ZONING DISTRICT: WI LOT SIZE: 21.6 acres

NAME OF SURVEYOR: SLR Consulting PHONE: (203) 271-1773
(Please Print)

KUPR

Applicant's Signature

The Metro Realty Management Corporation
Kyle P. Richards, EVP

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 !!!!

FEE: 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

Revised: May 12, 2021

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

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

SUBMITTAL REQUIREMENTS:

One (1) copy of the application

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

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

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

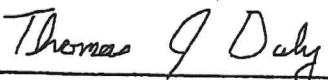
If you are submitting an engineering report two (2) copies are required

ALL MAPS MUST BE FOLDED BEFORE SUBMITTING

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

- ✓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 stories of all buildings/structures, existing and proposed. (see architectural plans)
- ✓8. Easements, streets, driveways, building/setback lines and sidewalks with construction details.
- ✓9. Wetlands, watercourses, stream encroachment lines, flood plain/hazard areas, aquifer and watershed district boundaries and slopes over 25%
- ✓10. Tree line, existing and proposed, trees to be saved, rock outcrops and other natural features.
- ✓11. UTILITIES: gas, water, electric, telephone, storm drainage and sanitary sewer systems and refuse collection areas.
- ✓12. Fire suppression, including utility lines and hydrant locations. NOTE: When installing fire sprinkler and/or standpipe systems, a remote fire department connection detail is required on site drawings. This detail shall meet Wallingford Fire Department specifications.
- ✓13. Landscaping plan with key, including existing and proposed plant type by common and botanical names with size at planting (caliper and height, time until maturity) and height, and spread at maturity. Indicate areas to be maintained as natural buffer area, proposed buffer areas, mulch beds, etc.
- ✓14. Erosion and sedimentation control plan and narrative, name and phone number of contact person with supporting details of methods and materials.
- ✓15. Signs, fencing, accessory structures/uses, pools, decks, patios, utility pads, external HVAC, lighting standards, locations, and other appurtenant items with appropriate details provided.
- ✓16. Outdoor storage areas and screening with appropriate detail.
- ✓17. Lighting plan, traffic plan, storm drainage calculations and soil testing (where required).
- ✓18. Plans must bear live seal of the plan preparer, appropriately licensed and certified professional as required by State Statute.

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

 Signature of Plan Preparer SLR International Corp 99 Realty Drive Street Address of Plan Preparer	CT PE 19509 Professional Certification(s) Cheshire, CT 06410 City, State, Zip	August 6, 2026 Date 203.271.1773 Phone
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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.

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July 29, 2026
Town of Wallingford
Planning and Zoning Commission
45 South Main Street
Wallingford, CT 06492

Re: Authorization of Agent – Site Plan Approval, 110 Leigus Rd – Lot C, Wallingford, CT

To the Wallingford Planning and Zoning Commission:

This letter confirms that KSCGH Partners, LLC ("Owner"), the owner of the property located at 110 Leigus Rd, Wallingford, CT, authorizes Kyle P. Richards of The Metro Realty Management Corporation and Timothy Hollister of Hinckley Allen to act as Owner's agent and representative in connection with the filing of Site Plan Approval before the Town of Wallingford Planning and Zoning Commission, including submission of all associated plans, applications, and supporting materials on Owner's behalf.

Please direct any questions regarding this application to Kyle P. Richards at
or to the undersigned.

Sincerely,

A handwritten signature in cursive script that reads "Todd Greenfield".

Todd Greenfield, Director of Development
KSCGH Partners, LLC