

WALLINGFORD PLANNING & ZONING COMMISSION RECEIPTS

RECEIPTS

Wallingford Planning & Zoning Commission Meeting

Monday June 10, 2026

For

Monday, July 13, 2026

1. Site Plan/60 Carpenter Lane/Prime Bay Rentals, LLC #212-26
2. Site Plan/368-372 Church St/SCG, LLC #213-26

SITE PLAN

60 CARPENTER LANE

#212-26

PRIME BAY RENTALS, LLC



RECEIVED

JUN 09 2026

TOWN OF WALLINGFORD APPLICATION FOR SITE PLAN APPROVAL

- Site Plan
- Site Plan Revision

WALLINGFORD
PLANNING & ZONING

Fee: \$250.00
\$1150.00

APPLICATION NO.: 212-26

NAME OF APPLICANT: PRIME BAY RENTALS LLC DATE: 6/3/26
(Please Print)

MAILING ADDRESS: 4 BLOSSOM LANE PHONE: (203) 213-6740
WALLINGFORD CT 06492
(City) (State) (Zip)

E-MAIL ADDRESS: primebayrental@gmail.com

OWNER OF PROPERTY: Same As Applicant MAILING ADDRESS: _____

LOCATION OF BUILDING LOT: _____ (City) (State) (Zip)
60 CARPENTER LANE

INTENDED USE(S): LIGHT MANUFACTURING FACILITY

SQ. FOOTAGE OF USE(S): 23,000 ZONING DISTRICT: WI LOT SIZE: 4.94 Ac

NAME OF SURVEYOR: OCC GROUP INC. PHONE: (203) 250-7526
(Please Print)

Thomas P. member
Applicant's Signature

Prime Bay Rentals 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 !!!

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

OCC Group, Incorporated

ENGINEERS • SURVEYORS • PLANNERS

2091 Highland Avenue, Cheshire, CT 06410

TEL: (203) 250-7526 FAX: (203) 271-2727

EMAIL: OFFICE @OCCDESIGN . NECOXMAIL.COM

60 CARPENTER LANE PROJECT NARRATIVE

The proposed development of 60 Carpenter Lane calls for the construction of 3 light manufacturing buildings with associated parking on 4.96 Acres. As proposed these buildings will be divided into 13 bays, varying in size from 1,500 SF to 2,000 SF. Each bay will be provided with a 12' overhead door, a small office space, and bathroom.

These units are designed to provide for the operational and parts inventory requirements of small companies, together with secure overnight parking of business vehicles. Typical tenants would be self-employed individuals such as specialty or custom automotive technicians, metal fabricators, plumbers, electricians, carpenters, engravers, custom woodworkers, sign & graphic designers, and the like.

Outside the limits of the buildings and pavement, the entire site will be revegetated and landscaped. No outside storage is proposed as part of this application, and no floor drains will be installed.

A comprehensive stormwater management system is proposed to provide for water quality, groundwater infiltration, and zero increase in peak off-site runoff.

Bathroom facilities will be connected to an on-site septic system designed in conformance with the State Health Code.

All proposed development activities fall outside the limits of the Upland Review Area for the existing detention basins on the adjoining parcel.

SITE PLAN

368-372 CHURCH STREET

#213-26

SCG, LLC



TOWN OF WALLINGFORD APPLICATION FOR SITE PLAN APPROVAL

Fee: \$250.00

Site Plan
 Site Plan Revision

RECEIVED

JUN 10 2026

WALLINGFORD PLANNING & ZONING

APPLICATION NO.: 213-26

NAME OF APPLICANT: SCG, LLC DATE: June 9, 2026

MAILING ADDRESS: 101 North Plains Industrial Road (B3, S1) PHONE: () 203-530-6173
Wallingford, CT 06492

E-MAIL ADDRESS: frank@martonebg.com

OWNER MAILING OF PROPERTY: 1/ Kevin & Christine McNally ADDRESS: 376 Church Street, Yalesville, CT 06492
2/ Greyhound Properties, LLC 322 Church Street, Yalesville, CT 06492

LOCATION 1/ 368 Church Street, Yalesville (City) (MBL: 36/142) (State) (Zip)
OF BUILDING LOT: 2/ 372 Church Street, Yalesville (MBL: 36/143)

INTENDED USE(S): MIDDLE HOUSING (21 residential townhouses), per §6.38 (rev'd to 6/9/2026)

SQ. FOOTAGE OF USE(S): Various, see att'd ZONING DISTRICT: YLB LOT SIZE: 1/ 5.37ac
2/ 0.27ac

NAME OF SURVEYOR: Nafis & Young Engineers, Inc. PHONE: () 203/484-2793

BY: [Signature]
Applicant's Signature
SCG, LLC
BY: Frank Cotrona, duly authorized
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".

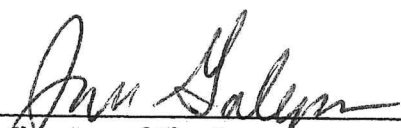
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ADMINISTRATIVE APPROVAL FEE: \$150.00 if required to go on Agenda, additional \$100.00 fee will be required

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.

BY:	 Signature of Plan Preparer	PEN.0013213 Engineer - LIC # Professional Certification(s)	6-9-26 Date
	NAFIS & YOUNG ENGINEERS, INC 1355 Middletown Avenue Northford, CT 06472 Street Address of Plan Preparer	Northford CT 06472 City, State, Zip	203 314-8841 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.

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

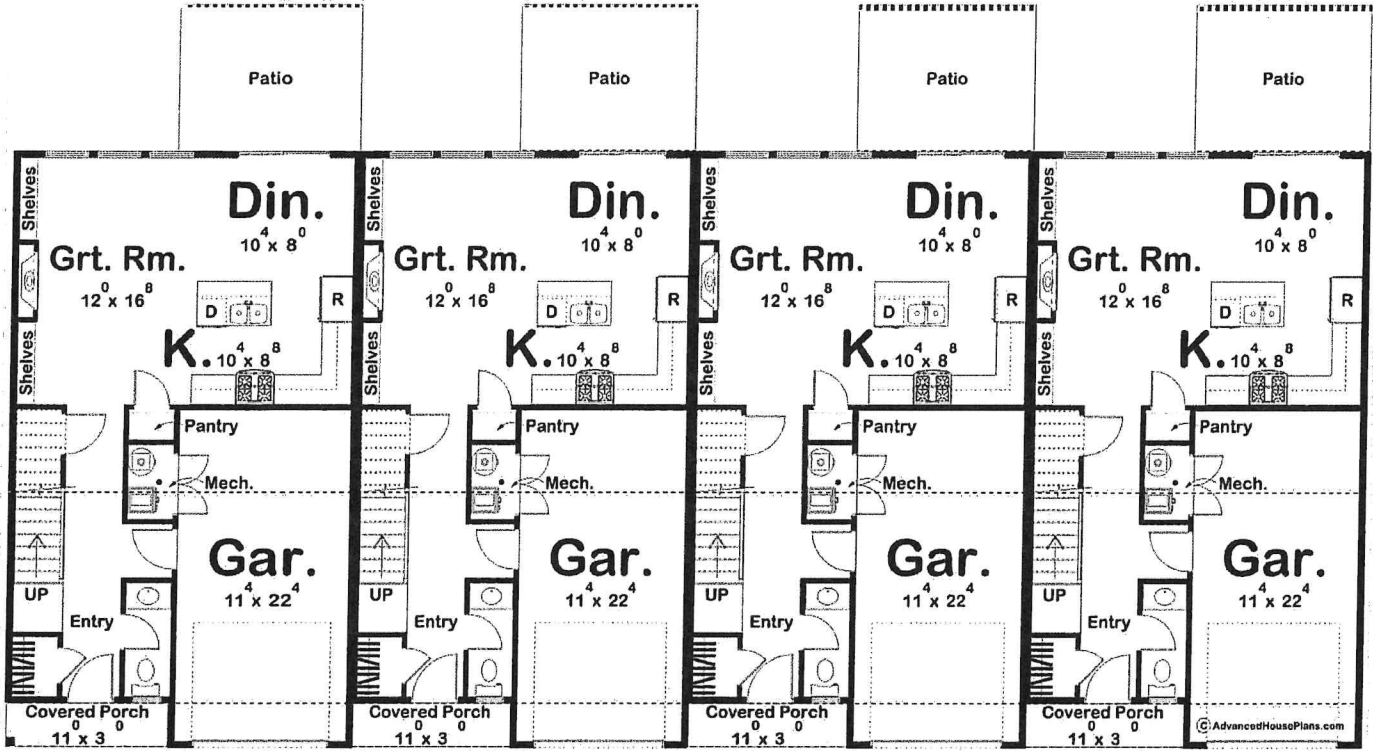
ALL MAPS MUST BE FOLDED BEFORE SUBMITTING

MAYTYME COMMONS

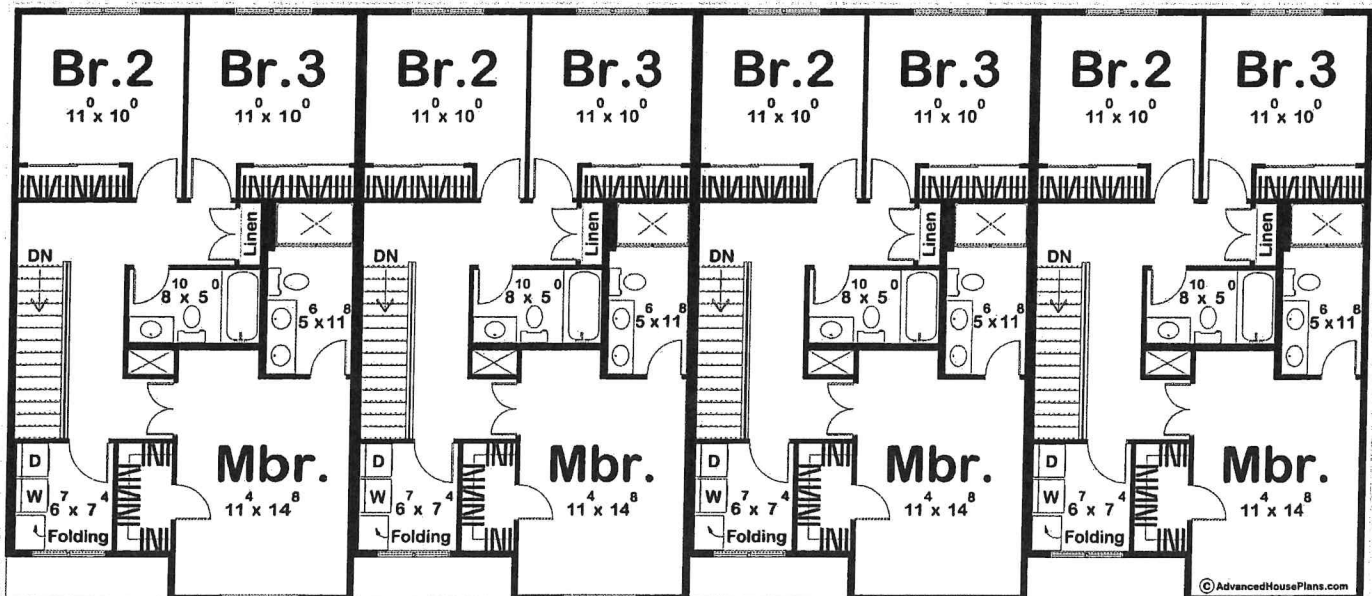


FLOOR PLANS

Main Floor



Second Floor



CONSTRUCTION SPECIFICATIONS

Basic Layout

Bedrooms:	3
Bathrooms:	3
Garage Bays:	1

Square Footage

Main Level:	622 sq ft
Second Level:	842 sq ft
Total Finished:	1,464 sq ft
Garage:	264 sq ft

Dimensions

Width:	23' 0"
Depth:	40' 0"
Ridge Height:	28' 0"

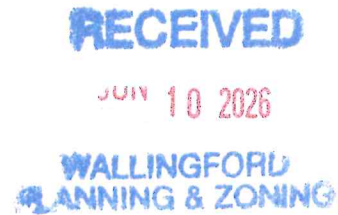
Construction Details

Foundation:	Slab
Exterior Walls:	2x4

ATTORNEY JIM LOUGHLIN
WALLINGFORD, CONNECTICUT

June 10, 2026

Mr. James Fitzsimmons, Chair
Planning & Zoning Commission
TOWN OF WALLINGFORD
45 South Main Street
Wallingford, Connecticut 06492



via Hand delivery

re: Site Plan Application - SCG, LLC
Middle Housing §6.38
368 & 372 Church Street, Yalesville

Dear Mr. Chairman:

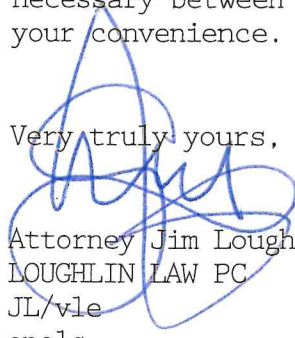
This office represents the applicant in the Site Plan application above. Enclosed please find our Application, plans, Engineering Report (March 2026), and stormwater drainage report.

The proposed use is twenty-one (21) residential townhouses off Rte 68 in Yalesville. The site is on the northside of Route 68, just past Yalesville Veterinary Hospital, as you head toward Chesire.

This Application is submitted under your new Middle Housing regulation (§6.38), the text of which was approved by the Commission at its June 8 meeting. Wetlands approval was received at its June meeting. Also, we met several times with the Town Planner, who again has been generous with his time and expertise.

Thank you again for your attention to this matter. If additional information is necessary between now and your July meeting, I will make myself available at your convenience.

Very truly yours,



Attorney Jim Loughlin, for the firm
LOUGHLIN LAW PC
JL/vle
encls.