

Agenda
Wallingford Planning and Zoning Commission
Monday September 14, 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- August 10, 2026

PUBLIC HEARINGS

1. Text Amendment request for Text Amendment request for Quinnipiac Valley Growth Partners to add cannabis retailer as an allowed use by Special Permit in the RF-40 (Route 5) Zoning District. Text amendment will alter Sections §1.4; §6.34 and §4.16. C. #504-26
(NO ACTION: Continued to 10/14/2026)
2. Text Amendment request for KSCGH Partners, LLC to add a new section §4.27 entitled "Mixed Use (MU) District" floating zone to the Town of Wallingford Zoning Regulations. #505-26
(NO ACTION: Continued to 10/14/2026)
3. Special Permit request for Atlantis Management Group to demolish an existing building and construct a gas station with a 4,500± sq. ft. drive through retail and convenience store at 124 Church St. located in the I-40 (Industrial) District. #407-26
(Application opened for presentation and input)
4. CT General Statute 8-30g-Site Plan/The Metro Realty Management Corp. #221-26
/110 Leigus Rd.
(Application opened for presentation and input)

OTHER BUSINESS

5. Special Permit- Fieldstone Farms Association, Inc- #406-26
Fieldstone Farms-minor modification-driveway expansion
(Continued from 08/10/2026)

SITE PLAN APPROVALS

6. Site Plan/A. Secondino & Son, Inc./1 Dudley Ave./Addition #219-26
7. Site Plan/McInvale/1183 & 1185 Old Colony Rd./8 Townhouses #218-26
8. Site Plan/Prime Bay Rentals, LLC/60 Carpenter Lane/Light Warehousing #212-26
(NO ACTION: Continued to 10/14/2026)

REPORTS OF OFFICERS AND STAFF

9. Discussion on updates/remarks

10. Discussion on Administrative Approval- 59 North Elm St.

#222-26

BOND RELEASE

11. Connecticut Proton Therapy Center/932 Northrop Road

12. New England Cider Company/110 N. Plains Industrial Road

13. Administrative Approvals-
25 Welcome St/Nodzewski
860 North Main St Ext/Lumibility

#808-26

#314-26

14. ZBA August Decisions

15. ZBA September 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 meetingdate.