

Agenda
Wallingford Planning and Zoning Commission
Monday August 10, 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- June 8, 2026

PUBLIC HEARINGS

1. Text Amendment request for F & M Bank, LLC to expand the allowable uses within the Town Center district. Amendment is specifically seeking to alter Section 4.26.B.2.6 to allow law offices and General/Business offices, clinics, and outpatient medical treatment facilities that are currently not allowed on the ground level street facing portion of a building.
- TC (Town Center) District #503-26
2. Text Amendment request for Justin Frytz to amend Section §6.34. A.1 to remove “transporter” from the prohibited uses under the definition of “Cannabis Establishments”. #506-26
3. 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
4. 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
5. 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
(NO ACTION: CONTINUED TO 09/14/2026)

OTHER BUSINESS

6. Special Permit- Fieldstone Farms Association, Inc- Fieldstone Farms-minor modification-driveway expansion #406-26

SITE PLAN APPROVALS

7. Site Plan/SCG, LLC/368-372 Church Street #213-26
(WITHDRAWN)

- | | |
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| 8. Site Plan/McInvale/1183 & 1185 Old Colony Rd.
(NO ACTION: CONTINUED TO 09/14/2026) | #218-26 |
| 9. Site Plan/A. Secondino & Son, Inc./1 Dudley Ave.
(NO ACTION: CONTINUED TO 09/14/2026) | #219-26 |

BOND RELEASE

10. Connecticut Proton Therapy Center/932 Northrop Road
11. Iron Horse Equipment/71 South Turnpike Road
12. Choate Rosemary Hall/333 Christian Street/Carr Hall
13. Choate Rosemary Hall/333 Christian Street/Pedestrian Bridge

REPORTS OF OFFICERS AND STAFF

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| 14. Discussion on updates/remarks | |
| 15. Administrative Approvals- | |
| 201 Church St/Quinnipiac Valley/Gas Works | #211-26 |
| 5 Northfield Rd. (Extension)/Jeffrey James | #408-08 |
| 600 North Colony Rd/Keystone Novelties | #214-26 |
| 1164 North Colony Rd/Executive Kia | #702-26 |
| 1194 North Colony Rd/Executive Honda | #703-26 |
| 412 Main St Rear/DeAntonio | #215-26 |
| 665 North Colony Rd/Shaiikh | #216-26 |
| 228/230 Clifton St/Pillacela | #217-26 |
| 12 Wooding Rd/Tierney | #220-26 |
| 61 Maple Ave/Allen | #313-26 |
| 230 Main St Lot 69/Garden Homes Management | #805-26 |
| 230 Main St Lot 8/Garden Homes Management | #806-26 |
| 230 Main St Lot 4/Garden Homes Management | #807-26 |
| 1191 North Colony Rd/JACT II, LLC | #704-26 |
| 12. ZBA July Decisions | |
| 13. ZBA August 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.