

TOWN OF WALLINGFORD, CONNECTICUT  
**TOWN COUNCIL MEETING**  
Robert F. Parisi Council Chambers  
**June 23, 2026**  
**6:30 P.M.**  
**AGENDA**

1. Pledge of Allegiance
2. Roll Call
3. Consent Agenda
  - 3a. Consider and approve Tax Refunds totaling \$18,710.03 (#1097-1156) – Tax Dept.
  - 3b. Acceptance of donation from Mary Lou Stamp and consider and approve Appropriation of funds in the amount of \$200 to Revenue Donations-Police, Acct. #2502002-47152 and to Expense Donations-Police, Acct. #25020050-58830-10135 – Police Dept.
  - 3c. Acceptance of donation from the Fuller family and consider and approve Appropriation of funds in the amount of \$200 to Revenue Donations-Police, Acct. #2502002-47152 and to Expense Donations-Police, Acct. #25020050-58830-10135 – Police Dept.
  - 3d. Acceptance of Overtime Reimbursement of Federal Taskforce Funds and consider and approve Appropriation of funds in the amount of \$2,791 to Misc. Revenue, Acct. #1009052-47040 and to Police Overtime, Acct. #10020050-51400 – Police Dept.
  - 3e. Consider and approve a Transfer in the amount of \$4,636 – Building Dept.

\$4,636	From: Regular Salaries & Wages	Acct. #10010550-51000
\$3,786	To: Office Expense & Supplies	Acct. #10010550-56100
\$ 850	To: Telephone-Mobile	Acct. #10010550-53000
  - 3f. Consider and approve a Transfer in the amount of \$1,100 – Engineering Dept.

\$287	From: Maintenance of Equipment	Acct. #10030050-54325
\$813	From: Maintenance of Vehicles	Acct. #10030050-54320
\$1,100	To: Utilities-Traffic Signals	Acct. #10030050-53010
  - 3g. Consider and approve a Transfer in the amount of \$5,000 from Regular Salaries & Wages, Acct. #10030000-51000 to Other Pay, Acct. #10030000-51900 – Public Works
  - 3h. Consider and approve a Transfer in the amount of \$8,000 – Town Clerk

\$2,226	From: Elections Materials & Supplies	Acct. #10010650-56105
\$5,774	From: Office Exp. & Supplies	Acct. #10010650-56100
\$7,000	To: Pur. Svcs-Computerized Index	Acct. #10010650-56758
\$1,000	To: Maint. of Equipment	Acct. #10010650-54325

3i. Consider and approve a Transfer in the amount of \$180,000 – Fire Dept.

\$10,000	From: General Operating Expense	Acct. #10020150-58735
\$25,000	From: Purchased Services-Physicals	Acct. #10020150-56734
\$10,000	From: Purchased Services-Ambulance Billing	Acct. #10020150-56778
\$10,000	From: Maintenance of Vehicles	Acct. #10020150-54320
\$125,000	From: Employer Pension Contribution	Acct. #10012050-52305
\$180,000	To: Replacement Pay	Acct. #10020150-51500

3j. Consider and approve reappointment of Sean Doherty to the Board of Ethics for a term of three (3) years set to expire June 23, 2029 - Mayor

3k. Consider and approve reappointment of Mary Paquette to the Board of Ethics for a term of three (3) years set to expire June 23, 2029 – Mayor

3l. Consider and approve reappointment of Jon Paul Venoit to the Board of Ethics for a term of three (3) years set to expire June 23, 2029 – Mayor

3m. Approve Minutes of June 9, 2026 Regular Town Council Meeting.

4. **Items Removed from the Consent Agenda**

5. **PUBLIC QUESTION & ANSWER PERIOD**

6. 6:30 p.m. To conduct a Public Hearing to Consider and Act on the amended Building Construction Ordinance – Law Dept.
7. Discussion and possible action regarding Fire Pension Tentative Agreement for a Successor Pension Contract, one-year extension with Fire Union - Local 1326, AIFF – Human Resources Department
8. Executive Session pursuant to General Statutes §1-200(6)(D) and §1-225(f) for discussion with respect to the purchase of property – Law Dept.
9. Discussion of title piracy and any ongoing or anticipated Town responses – Councilor Fishbein

*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 days prior to meeting date.*



*Town of Wallingford, Connecticut*

JO-ANNE L. RUSCZEK, C.C.M.C.

TAX COLLECTOR

KELLY J. HECKMAN

ASSISTANT TO THE TAX COLLECTOR

3a.

DEPARTMENT OF FINANCE  
45 SOUTH MAIN STREET  
P.O. BOX 5003  
WALLINGFORD, CONNECTICUT 06492  
TELEPHONE (203) 294-2135  
FAX (203) 294-2137

June 15, 2026

Honorable Vincent Cervoni  
Mayor, Town of Wallingford  
Wallingford, CT 06492

Re: Refund - Account #1001001-41020 – \$18,710.03 (#1097 - #1156)

Dear Mayor Cervoni:

Attached is a list of refunds for your approval and the approval of the Town Council.

Very truly yours,

Jo-Anne L. Rusczek  
Tax Collector

APPROVED:

Vincent Cervoni, Mayor

Timothy M. Sena, Comptroller

1097 Corelogic Centralized Funds	2,716.52		2024-13159
1098 Daimler Trust	300.36	AM33775	2024-59089
1099 EAN Holdings	169.98	BP70178	2024-62194
1100 EAN Holdings	166.69	BS43137	2024-80233
1101 EAN Holdings	407.89	BT48869	2024-82592
1102 Lyons, Justin G.	57.34		2023-83842
1103 Mcintyre, Gerarda & Joseph	17.49		2024-9694
1104 Narajka, Gregory M. & Suzanne L.	130.61		2024-77554
1105 Plante Drywall Service	374.06		2023-41660
1106 Plante Drywall Service	183.92		2024-41696
1107 Porsche Leasing Limited	929.78	AM39416	2022-81552
1108 Porsche Leasing Limited	683.10	AM39416	2023-81617
1109 Porsche Leasing Limited	562.72	AM39416	2024-81417
1110 Roper, Clifford J. & Kristin Lee	105.24		2024-83630
1111 Toyota Lease Trust	417.33	AS60642	2024-89088
1112 Valentin, Eileen	10.00		2024-87041
1113 VW Credit Inc	353.09	BR58617	2024-80831
1114 VW Credit Inc	353.09	BR58527	2024-80832
1115 VW Credit Inc	170.43	BR58334	2024-80833
1116 VW Credit Inc	340.84	BS31199	2024-81593
1117 VW Credit Inc	284.28	BS31351	2024-81594
1118 VW Credit Inc	227.69	BS86708	2024-81597
1119 VW Credit Inc	170.43	BS86710	2024-81599
1120 VW Credit Inc	188.86	BS31352	2024-81595
1121 VW Credit Inc	188.86	BS86709	2024-81598
1122 VW Credit Inc	175.09	BS86711	2024-81600
1123 VW Credit Inc	95.37	BS86712	2024-81601
1124 VW Credit Inc	249.72	BS86713	2024-81602
1125 VW Credit Inc	293.67	BS86714	2024-81603
1126 VW Credit Inc	340.84	BS31233	2024-81604
1127 VW Credit Inc	175.09	BS86722	2024-81605
1128 VW Credit Inc	175.09	BS86743	2024-82354
1129 VW Credit Inc	293.66	BS86741	2024-82355
1130 VW Credit Inc	249.71	BS86745	2024-82356
1131 VW Credit Inc	293.66	BS86744	2024-82357
1132 VW Credit Inc	249.71	BS86742	2024-82358
1133 VW Credit Inc	91.00	BS86739	2024-82359
1134 VW Credit Inc	137.05	BS86740	2024-82360
1135 VW Credit Inc	115.99	BT36516	2024-83118
1136 VW Credit Inc	95.40	BT36509	2024-83119
1137 VW Credit Inc	218.86	BT36510	2024-83120
1138 VW Credit Inc	173.64	BT36511	2024-83121
1139 VW Credit Inc	150.75	BT36505	2024-83122
1140 VW Credit Inc	188.84	BT36507	2024-83125
1141 VW Credit Inc	129.19	BT36529	2024-83790
1142 VW Credit Inc	116.96	BT36543	2024-83791
1143 VW Credit Inc	134.13	BU10160	2024-84645
1144 VW Credit Inc	548.44	BR21347	2024-90984
1145 VW Credit Inc	579.17	BR21348	2024-90985
1146 VW Credit Inc	454.64	BR21696	2024-90989
1147 VW Credit Inc	523.67	BR21697	2024-90990
1148 VW Credit Inc	433.39	BR57961	2024-90991
1149 VW Credit Leasing LTD	342.84	AC71974	2024-91014
1150 VW Credit Leasing LTD	447.74	AK83652	2024-91015
1151 VW Credit Leasing LTD	333.99	BE72494	2024-91041
1152 VW Credit Leasing LTD	145.22	BG10070	2024-91048
1153 VW Credit Leasing LTD	172.89	BK37456	2024-91054
1154 VW Credit Leasing LTD	454.64	BN81530	2024-91082
1155 VW Credit Leasing LTD	523.67	BN81531	2024-91083
1156 VW Credit Leasing LTD	95.71	FIREIT	2024-91097
	<b>18,710.03</b>		





*Town of Wallingford, Connecticut*  
*Department of Police Services*

JOHN J. VENTURA  
CHIEF OF POLICE  
100 BARNES ROAD  
WALLINGFORD, CT 06492-3718  
TELEPHONE (203) 294-2828


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**INTEROFFICE MEMORANDUM**

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TO: MAYOR VINCENT CERVONI  
FROM: CHIEF JOHN J. VENTURA   
DATE: 6/11/26  
SUBJECT: DONATION – Mary Lou Stamp  
CC: TIM SENA, FINANCE DEPARTMENT

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Mary Lou Stamp made a donation to the police department in the amount of \$200.00. We are grateful for their generosity and will certainly put the donation to good use.

I write to respectfully request that you place the donation before the Town Council for acceptance.

The necessary form to appropriate the funds have been completed and is attached for your review. Copies of these forms have been forwarded to the finance department.





*Town of Wallingford, Connecticut*  
*Department of Police Services*

JOHN J. VENTURA  
CHIEF OF POLICE  
100 BARNES ROAD  
WALLINGFORD, CT 06492-3718  
TELEPHONE (203) 294-2828


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**INTEROFFICE MEMORANDUM**

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TO: MAYOR VINCENT CERVONI  
FROM: CHIEF JOHN J. VENTURA   
DATE: 6/3/26  
SUBJECT: DONATION – THE FULLER FAMILY  
CC: TIM SENA, FINANCE DEPARTMENT

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The Fuller Family made a donation to the police department in the amount of \$200.00. We are grateful for their generosity and will certainly put the donation to good use.

I write to respectfully request that you place the donation before the Town Council for acceptance.

The necessary form to appropriate the funds have been completed and is attached for your review. Copies of these forms have been forwarded to the finance department.





*Town of Wallingford, Connecticut*  
*Department of Police Services*

**JOHN J. VENTURA**  
CHIEF OF POLICE  
100 BARNES ROAD  
WALLINGFORD, CT 06492-3718  
TELEPHONE (203) 294-2828


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**INTEROFFICE MEMORANDUM**

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TO: MAYOR VINCENT CERVONI  
FROM: CHIEF JOHN VENTURA   
DATE: MAY 27, 2026  
SUBJECT: ACCEPTANCE OF OVERTIME REIMBURSEMENT FUNDS  
CC: MR. TIM SENA, COMPTROLLER

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Sir,

Our agency has an officer assigned part-time to a Federal Taskforce.

From time to time, the officer so assigned incurs overtime expenses for work done while on the taskforce. For that overtime work, we are eligible for reimbursement up to a certain dollar amount over the course of the fiscal year.

We have now received three reimbursements through an electronic transfer totaling \$2790.86. I write to request that the funds be accepted by the Council and deposited into the account entitled Miscellaneous Revenue (Account 1009052-47040) and further, that our overtime expenditure account (Account 10020050-51400) be amended to reflect receipt of these funds as it is the account from which they were originally drawn from.

I have attached the requisite form for deposits and appropriations denoting the accounts to be adjusted. If any further information is needed, please let me know.

TOWN OF WALLINGFORD, CONNECTICUT

3e.

Honorable Vincent Cervoni  
Mayor, Town of Wallingford

Date: 6/15/2024

I. Request for:  transfer of funds  
 appropriation of funds

Fund:  General Fund  
 Other Title \_\_\_\_\_

Amount: 4636.00 FROM: Title: Regular Salaries & Wages Acct No. 10010550-51000  
~~4635.98~~ Demo + Relocation ~~56770~~

Amount: 3786.00 TO: Title: Office Expense + Supplies Acct No. 10010550-50100  
~~3785.98~~ Telephone - Mobile 10010550-53000  
850.00

Explanation: PER ATTACHED LETTER AS REQUIRED

Submitted by: [Signature]  
Department / Division Head

Certified as to the availability of funds:  
[Signature]  
Comptroller

APPROVED -- subject to vote of the Town Council:  
[Signature]  
Mayor

II. CERTIFICATION OF FINANCIAL TRANSACTION:

The transfer/appropriation of \$ \_\_\_\_\_ as detailed and authorized above and as approved by a vote of the Town Council in session is hereby certified.

I hereby certify that this is the motion approved by the Town Council at its meeting of \_\_\_\_\_, 2024

\_\_\_\_\_  
Town Clerk



## Town of Wallingford Building Department

45 South Main Street, G40, Wallingford, CT 06492

203.294.2005-office 203.294.2095-fax

Luigi (Lou) Coppola, Sr., CBO  
Chief Building Official

June 15, 2026

To: Mayor Vincent Cervoni  
From; Lou Coppola, Sr., CBO  
Re: Request for Funds

Dear Mayor Cervoni,

At this time, the Wallingford Building Department is requesting a fund transfer from Regular Salaries & Wages, Account # 10010550 – 51000 for \$4,636.00 to:

- Office Expenses & Supplies, Account # 10010550 – 56100 for \$3,785.98
- Telephone – Mobile, Account # 10010550 – 53000 for \$850.00

These funds will cover expenses for Matt's Printing (\$910.00), Amazon (\$1,542.88), WB Mason - Ubeo (\$1333.10) and TMobile (\$850.00).

Please do not hesitate to contact my office with any further questions.

Sincerely,

Luigi (Lou) Coppola, Sr., CBO

TOWN OF WALLINGFORD, CONNECTICUT

Honorable Vincent Cervoni  
Mayor, Town of Wallingford

Date: 6/15/26

I. Request for:

transfer of funds  
 appropriation of funds

Fund: \_\_\_\_\_ General Fund  
\_\_\_\_\_ Other Title \_\_\_\_\_

Amount: \$287 TO: Title: Maintenance of Equipment Acct No. 10030050-54325  
\$813 *From* Maintenance of Vehicles 10030050-54320

Amount: \$1100 TO: Title: Utilities-Traffic Signals Acct No. 10030050-53010

Explanation: PER ATTACHED LETTER AS REQUIRED

Submitted by: *[Signature]*  
Department / Division Head

Certified as to the availability of funds:  
*[Signature]*  
Comptroller

APPROVED -- subject to vote of the Town Council:  
*[Signature]*  
Mayor

II. CERTIFICATION OF FINANCIAL TRANSACTION:

The transfer/appropriation of \$ \_\_\_\_\_ as detailed and authorized above and as approved by a vote of the Town Council in session is hereby certified.

I hereby certify that this is the motion approved by the Town Council at its meeting of \_\_\_\_\_, 2024

\_\_\_\_\_  
Town Clerk



**Town of Wallingford**  
**Department of Engineering**  
45 South Main Street  
Wallingford, Connecticut 06492  
Tel: (203) 294-2035; Fax: (203) 284-4012

Alison M. Kapushinski, P.E.  
Town Engineer

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## MEMO

**TO:** Mayor Cervoni  
**FROM:** Alison Kapushinski, P.E. – Town Engineer AMK  
**RE:** **Transfer Request**  
**DATE:** June 15, 2026

Mayor,

The Engineering Department budgets for the electrical usage of Town-owned traffic signals. We have just received the final electric bills for FY 25-26, and need approximately \$1,100 to pay in full.

FROM:		
10030050-54325	Maintenance of Equipment	\$287
10030050-54320	Maintenance of Vehicles	\$813
TO:		
10030050-53010	Utilities – Traffic Signals	\$1,100

Thank you for your consideration. If you have any questions, please let me know.





# TOWN OF WALLINGFORD

Department of Public Works  
29 Town Farm Road  
Wallingford, Connecticut 06492

Telephone (203) 294-2105  
Fax (203) 294-2107

## MEMORANDUM

TO: Mayor Vincent Cervoni  
FROM: Robert V. Baltramaitis, P.E., Director, Public Works  
SUBJECT: Request for Funding Transfer  
DATE: June 8, 2026

Dear Mayor,

We respectfully request a transfer of \$5,000.00 from Account # 1030000-51000 "Regular Salaries and Wages" to Account # 1030000-51900 "Other Pay". This transfer will help to cover the cost of additional stand by pay owed to employees (approximately \$200 per employee) from this past winter.

Very truly yours,

Robert V. Baltramaitis, P.E.  
DPW Director

3h.

TOWN OF WALLINGFORD, CONNECTICUT

Honorable Vincent Cervoni  
Mayor, Town of Wallingford

Date: 6/15/2026

I. Request for:  X  transfer of funds  
  appropriation of funds

Fund:  X  General Fund  
  Other Title \_\_\_\_\_

Amount:  2,226  FROM: Title:  Elections Materials & Supplies  Acct. No.  10010650-56105   
 5,774   Office Exp & Supplies   10010650-56100

Amount:  7,000  TO: Title:  Pur Svcs-Computerized Index  Acct. No.  10010650-56758   
 1,000   Maint. of Equipment   10010650-54325

Explanation: PER ATTACHED LETTER AS REQUESTED

Submitted by:     
Department/Division Head

Certified as to availability of funds:  
    
Comptroller

APPROVED: -- subject to the availability of funds:  
    
Mayor

II. CERTIFICATION OF FINANCIAL TRANSACTION:

The transfer/appropriation of \$ \_\_\_\_\_ as detailed and authorized above and as approved by a vote of the Town Council in session is hereby certified.

I hereby certify that this is the motion approved by the town Council at its meeting of \_\_\_\_\_, 2026

\_\_\_\_\_  
Town Clerk



# *Town of Wallingford, Connecticut*

KRISTEN PANZO  
TOWN CLERK

45 SOUTH MAIN STREET  
ROOM 108  
WALLINGFORD, CT 06492

EM: townclerk@wallingfordct.gov  
PH: 203-294-2145

June 15, 2026

Mayor Vincent Cervoni  
Town of Wallingford, CT  
45 South Main Street  
Wallingford, CT 06492

Re: Transfer Request for 2025-2026 Fiscal Year

Dear Mayor,

This letter is to request a transfer of funds to pay outstanding year end invoices for Ubeo, Cott and W.B. Mason. The transfer details are outlined below.

Transfer from:

Account #10010650-56105 (Elections Materials & Supplies)	\$2,226
Account # 10010650-56100 (Office Exp & Supplies)	\$5,774

Transfer To:

Account # 10010650-56758 (Pur Svcs-Computerized Index)	\$7,000
Account # 10010650-54325 (Maint. Of Equipment)	\$1,000

If this transfer meets your approval, please place it on the June 23, 2026 Town Council Agenda for consideration and approval.

Thank you for your attention to this issue.

Sincerely,

Kristen Panzo

TOWN OF WALLINGFORD, CONNECTICUT

Honorable Vincent Cervoni  
Mayor, Town of Wallingford

Date: June 15, 2026

I. Request for:

  X   transfer of funds  
       appropriation of funds

Fund:

  X   General Fund  
       Other

Amount:		TO:	Title:	Acct No.
\$10,000.00			General Operating Expense	10020150-58735
\$25,000.00			- Purchased Services - Physicals	10020150-56734
\$10,000.00	<i>from</i>		- Purchased Services - Ambulance Billing	10020150-56778
\$10,000.00			Maintenance of Vehicles	10020150-54320
\$125,000.00			<i>Employer Pension Contr.</i>	<i>10012050-52305</i>
Amount:	\$180,000.00	TO:	Title:	Acct No.
			Replacement Pay	10020150-51500

Explanation:

PER ATTACHED LETTER AS REQUIRED

Submitted by:

*James Berk*  
Department / Division Head

Certified as to the availability of funds:

*[Signature]*  
Comptroller

APPROVED -- subject to vote of the Town Council:

*[Signature]*  
Mayor

II. CERTIFICATION OF FINANCIAL TRANSACTION:

The transfer/appropriation of \$ \_\_\_\_\_ as detailed and authorized above and as approved by a vote of the Town Council in session is hereby certified.

I hereby certify that this is the motion approved by the Town Council at its meeting of \_\_\_\_\_, 2024

\_\_\_\_\_  
Town Clerk



Town of Wallingford, Connecticut

JAMES L. BUCK
CHIEF OF DEPARTMENT

MICHAEL B. SHAW
DEPUTY FIRE CHIEF

KEITH H. SCHAFER
DEPUTY FIRE CHIEF

DEPARTMENT OF FIRE AND EMERGENCY SERVICES
75 MASONIC AVENUE
WALLINGFORD, CONNECTICUT 06492-3019
TELEPHONE (203) 294-2730

June 15, 2026

Mayor Vincent Cervoni
Town of Wallingford
45 South Main Street
Wallingford, CT 06492

Re: Transfer Request 2025-2026 Budget Year

Dear Mayor:

I am requesting a transfer in the amount of \$180,000 from Accounts 10020150-58735 General Operating, Account 10020150-56734 Purchased Services- Physicals, Account 10020150-56778 Purchased Services- Ambulance Billing, Account 10020150-54320 Maintenance of Vehicles and Account TBD to Account 1002150-51500 Replacement Pay. This transfer will cover an anticipated shortfall of budgeted funds in this account attributed to vacancies after a number of retirements and promotions within our department.

Transfer From:

Account #10020150-58735 General Operating \$10,000
Account #10020150-56734 Purchased Services - Physicals \$25,000
Account #10020150-56778 Purchased Services - Ambulance Billing \$10,000
Account #10020150-54320 General operating \$10,000
Account ~~TBD~~ 10012050-52305 Employer Pension Contribution \$125,000

Transfer To:

Account # 10020150-51500 Replacement Pay \$180,000

If this transfer meets with your approval, please place it on the June 23, 2026 Town Council Agenda for consideration and approval.

Thank you for your attention to this issue.

Sincerely,

James Buck
Fire Chief



OFFICE OF THE MAYOR  
TOWN OF WALLINGFORD  
CONNECTICUT

3j, 3k, 3l

Vincent Cervoni  
Mayor

45 South Main Street  
Wallingford, CT 06492  
Phone: (203) 294-2070

June 16, 2026

Wallingford Town Council  
45 South Main Street  
Wallingford, CT 06492

Attn: Vincent Testa, Chairman

Dear Council Members:

This letter serves as official notice of the reappointment of Sean Doherty, Mary Paquette and Jon Paul Veniot to the Board of Ethics. Their new three-year term begins immediately and will conclude on June 23, 2029.

Each individual has been a dedicated and valuable member of the Board of Ethics for many years. I kindly request that their reappointment be confirmed at the Town Council Meeting scheduled for June 23, 2026.

Sincerely,

Vincent Cervoni  
Mayor

cc: Mr. Sean Doherty  
Ms. Mary Paquette  
Mr. Jon Paul Veniot

RECEIVED FOR RECORD 6-11-26  
AT 12:30pm AND RECEIVED BY  
Kristen Panzo TOWN CLERK

3M

TOWN OF WALLINGFORD, CONNECTICUT  
TOWN COUNCIL MEETING  
Robert F. Parisi Council Chambers  
June 9, 2026  
6:30 P.M.  
RECORD OF VOTES AND MINUTES

The Town Council Meeting on Tuesday, June 9, 2026, was called to order at 6:30 p.m. The Pledge of Allegiance was said. Councilors in attendance were Autumn Allinson, Samuel Carmody, Thomas Laffin, Jesse Reynolds, Bryan Rivard, Melanie Rossacci (on video conference), Craig Fishbein, Christina Tatta and Chairman Vincent F. Testa Jr. Mayor Vincent Cervoni, Comptroller Tim Sena, Town Attorney Geoffrey Einhorn and Town Clerk Kristen Panzo were also present.

1. Pledge of Allegiance
2. Roll Call
3. Consent Agenda
  - 3a. Consider and approve Tax Refunds totaling \$529.83 (#1089-1096) – Tax Dept.
  - 3b. Consider and approve acceptance and appropriation of a donation in the amount of \$500.00 – Youth & Social Services.  

\$500.00 To: Donations	Rev. Acct. #2134002-47152
\$500.00 To: Expenditures	Exp. Acct. #21340100-58830
  - 3c. Consider and approve transfer in the amount of \$10,000 – Inland Wetlands and Watercourses  

\$5,000 From: PS – Microfilming	Acct. #10011000-56600
\$5,000 From: Regular Salaries and Wages	Acct. #10011000-51000
\$10,000.00 To: IWWC – PS – Consulting	Acct. #10011000-56774
  - 3d. Consider and approve transfer in the amount of \$30,000.00 from Utilities Acct. # 10020050-53010 to Capital-Storage Drawers Acct. #10020050-57000 - TBD – Police Dept.
  - 3e. Consider and approve transfer from General Plant – Miscellaneous Equipment Acct. #398 to General Plant – Communications Equipment Acct #397 in the amount of \$8,400 - Electric Division
  - 3f. Consider and approve FY 2025-26 budget amendment and appropriation of \$222,784 from Retained Earnings Acct. to Various-per attachment Acct. #VAR - Electric Division
  - 3g. Consider and approve FY 2025-26 budget amendment and appropriation \$5,650,000 from Retained Earnings Acct. to Other Power Supply Exp- Purchased Power Acct. # 555 - Electric

Division

- 3h. Consider and approve appropriation of \$11,974 from National Opioid Settlement Fund and DPH Funding to support the Fitness Court Project and other Public Health & Environmental Health Initiatives - Health Department

\$7,813.70 To: National Opioid Settlement Fund                      Acct.# 2504002-45200  
\$4,160.00 To: DPH Funding    Acct.# 2504002-45114

\$7,813.70 To: Fitness Court    Acct.# 25040350-58830-10246  
\$1,573.00 To: Fitness Court    Acct.# 25040350-58830-10246  
\$2,587.00 To: PH & Environmental Health Initiatives                      Acct.# 25040350-58830 - TBD

- 3i. Consider and approve transfer of \$30,000.00 to cover overtime from weekend park clean-ups, trash removal and Wallingford Celebrates America's 250<sup>th</sup> Celebration activities from Waste & Compost Acct. #1030000-56754 to Overtime Acct. #103000-51400 - Public Works
- 3j. Consider and approve reappointment of Barbara Kapi to the Public Celebrations Committee for a term of two (2) years set to expire 2/1/2028 – Chairman Testa
- 3k. Consider and approve reappointment of Whitney Mooney to the Public Celebrations Committee for a term of two (2) years set to expire 2/1/2028 – Chairman Testa
- 3l. Consider and approve reappointment of Ruth Palmer to the Public Celebrations Committee for a term of two (2) years set to expire 2/1/2028 – Chairman Testa
- 3m. Approve Minutes of Regular Town Council Meeting, May 26, 2026

**MOTION WAS MADE TO approve Consent items 3a-3l, 3m as amended.**

**MADE BY: CARMODY**

**SECONDED BY: REYNOLDS**

**ALL MEMBERS THAT WERE PRESENT WERE IN FAVOR**

Barbara Kapi was sworn into the Public celebrations Committee.

**4. Items Removed from the Consent Agenda**

There were no items removed from the Consent Agenda.

**5. PUBLIC QUESTION & ANSWER PERIOD**

Bill Comerford asked if the Town Council reads any of his emails that he sends. He discussed the flags down at Community lake and how they are in disrepair. The Lions Club donated a new flag given to Mr. Comerford to give the mayor. There was a discussion about the flags around town and how they need to be replaced. He

discussed his daughter and the awards she won from the hospital. There was a discussion about how the Police Department had video conversation about him and his mother and that he played for the Town Council.

Barbara Kapi wanted to discuss some mis information that was published about her in the Record Journal and what she said about outdoor dining in town. She is in favor of outdoor dining but against the proposal that Vice Chair Carmody has suggested because of the financial restrictions placed on Gaetano's Restaurant. There was a discussion about the financials and how it should be spread around all of the restaurants in Simpson Court. There was a discussion about outdoor dining. She would like Vice Chair Carmody to come up with a new plan and involve the town lawyers so that everyone can benefit from outdoor dining at Simpson Court.

6. 6:30 p.m. To conduct a Public Hearing to Consider and Act on the 2026 Neighborhood Assistance Program – Program Planning

Mayor Cervoni explained that this is a State program where certain nonprofits can apply to be considered for donations from businesses who pay corporate income tax to the State and by making donations to the approved agencies they will receive a credit against their tax obligation.

Councilor Fishbein discussed how in past years the list was longer. He wanted to know what was being done to advertise this program. Mayor Cervoni said he would check with the Program Planning Department to see how they promote this program. There was a discussion as to what nonprofits actually applied for this program. There was a discussion about the operating budget for Columbus House seeing how they are one of the nonprofits who applied.

Councilor Tatta wanted to know how the list sent out to nonprofits about this program was compiled. There was a discussion about certain applicants who were not chosen to be informed about this program. There was a discussion about how this program can be advertised better so all nonprofits have a chance to apply.

Councilor Allinson discussed how some of the applicants applied for grants. There was a discussion as to maybe some of these applicants did not receive their full request during budget season and applied to receive the rest of the money needed to be fully funded.

Councilor Rivard asked about how the process of this program works. It is an annual program where nonprofits gets only one time a year to apply for this program.

Councilor Laffin explained how they town does not even give money to these nonprofits. People can donate money and then write that off on their taxes and it happens every year.

Chair Testa said he was listening to everyone speak. He explained that if private businesses donate money to certain types of nonprofit organizations they can then take advantage of this program to be able to write a portion of that on their corporate taxes to the State. There was a discussion about how to make this program more accessible to the nonprofits so more of them can apply each year.

7. Consider and Approve Resolution authorizing the mayor to submit Neighborhood Assistance Applications to the Department of Revenue Services and the Summary list of Neighborhood Assistance Programs for 2026 - Program Planning

**MOTION WAS MADE TO approve resolution authorizing the mayor to submit Neighborhood Assistant Applications to the Department of Revenue Services and the Summary list of Neighborhood Assistance Programs for 2026.**

**MADE BY: CARMODY**

**SECONDED BY: REYNOLDS**

**THERE WAS A VOICE VOTE AND ALL MEMBERS THAT WERE PRESENT WERE IN FAVOR**

8. Consider and approve appropriation to Rev- Transfer In Acct. #3019053-49015 and to Exp – Town Wide Paving Acct. #30102026-5700-20086 in the amount of \$390,136 - Mayor

**MOTION WAS MADE TO approve appropriation to Rev-Transfer In Acct. and to Exp-Town Wide Paving Acct. in the amount of \$390,136.**

**MADE BY: CARMODY**

**SECONDED BY: REYNOLDS**

Mayor Cervoni explained that of the Cap N' Non recurring fund, the pilot from the Electric Division payment at the end of last year's budget process, \$390,000 remained unallocated. This presents an opportunity to allocate it to some place within the town budget where there is a need, a capital item the town has been more aggressive with paving the roads for the past several years.

Councilor Fishbein wanted to thank Public Works for paving Leigus Road.

Councilor Rivard discussed the need to have the roads paved. He said that hopefully people can appreciate the hard work that the DPW is doing to get the roads paved.

Sheila Tierney wanted to know how many roads this money will pave. Mayor Cervoni said it is about a mile of paving. She wanted to know how many miles were just paved in the 10 roads that were just paved. She also wanted to know how the roads are determined.

Rob Baltramaitis, Director of Public Works discussed the factors that go into which roads get paved when. The SCROG report was discussed and how it only rates the surface of a road. There was a discussion about the selection of roads and how he likes to pick roads all across town and not just one quadrant of town. He discussed that the \$390,000, if it was just milling and paving would get you about 1 mile of road. He discussed the Spring paving and how it was about 4 miles of road that was paved. There was a discussion about the milling and paving of roads. There was a discussion about the milling at Doolittle Park.

Barbara Kapi suggested that the road from the overpass of the Merritt, down passed the dog park get paved with the \$390,000 that can be used for paving and milling.

Bill Comerford wanted to know if there was a Fall paving project scheduled. Mr. Baltramaitis explained that in years passed they had rounds of paving in the Spring and in the Fall. There was not a Fall paving project this past Fall. The bid was expired because the asphalt is a petroleum based project and the prices change so

quickly. Their bids tend to be 6 month bids with a 6 month extension. This bid in question expired and could not be extended and had to go out to bid and because of the scope of the work and the price tag and waiting for the wages rates to come through they could not do the Fall paving project. Mr. Comerford asked if certain roads were scheduled in the Fall to get paved. There was a discussion that the roads that were paved in the Spring were next to get paved. There was a discussion as to who will pick the roads to get paved and milled. There was a discussion about Doolittle Park and why that got paved.

**ROLL CALL:**

**ALLINSON: AYE**

**CARMODY: AYE**

**FISHBEIN: AYE**

**LAFFIN: ABSENT**

**REYNOLDS: AYE**

**RIVARD: AYE**

**ROSSACCI: AYE**

**TATTA: AYE**

**TESTA: AYE**

**8- AYE**

**1-NAY**

**0-ASBENT**

**MOTION: PASSED**

Discussion on establishing a committee to explore options for outdoor dining, use of town spaces, and developing plans to enhance the commercial activities in town/Chairman Testa

Chair Testa read a statement that he had prepared for this agenda item and explained why he put it on the agenda.

Councilor Fishbein discussed how the town funds WCI and what they do for the town. They have not been in favor of the outdoor dining or what has been done in the past since pre COVID. There was a discussion about how the EDC and how they have not come forward to the council in favor of this. There was a discussion about creating a committee for outdoor dining aspect in town. He does not agree with putting a committee together. There was a conversation about how YSS did not want the outdoor dining to happen in the first place because it would be advertising drinking on the umbrellas that were on the tables on the sidewalk and they were afraid of under age drinking happening. There was a discussion about the Building Maintenance Committee and the Parks & Rec Commission and how they are only advisory committees. There was a discussion about the parking and how the parking spots are going to change possibly and become parking spots along the curblin.

Chair Testa discussed how many people from the public have mentioned to him having a long term plan for town and town activities. There was a discussion about involving WCI, EDC, the Planning Department and other town departments to help establish better ways to enhance the town. There was a discussion about how Simpson Court is an example of what could be possible in other parts of town if it is looked at and this is why he brought up the idea of forming a committee.

Councilor Rossacci agrees with the forming a committee to see how public space is used in town. She discussed how it is a good approach to have the council look at the community activities in town and see how they can be enhanced or replicated in other parts of town. She mentioned that there should be a time limit for recommendations and that time limit should be no later than February 16 that way there could be a broader discussion and possibly have something implemented by Memorial Day weekend of 2027.

Councilor Fishbein asked about what property in Yalesville would be looked at if this committee moves forward. He wanted to know what problems the committee would be addressing when it came to enhancing the commercial activities in town. Chair Testa said that people from the public have come to him to find out if the activities in the Simpson Court area can be replicated anywhere else in town. There was a discussion about having a possible workshop instead of creating a committee. Mayor Cervoni said the administration would want to be part of the discussion before any of the department heads are represented in such committee and a conversation would take place to determine if the department can take this on or not.

Councilor Reynolds had a discussion about the outdoor dining that the town has now in Simpson Court. He thinks finding new ways to enhance the town would be good so that new ideas can come before the council instead of just having outdoor dining be the topic of discussion each time. He is in favor of a committee or Ad-Hoc committee and work with the department heads to find new ways to enhance the town and not just in the Simpson Court area. There was a discussion about how the committee should operate and that there should be a timeline as to when recommendations should be made.

Councilor Tatta had a discussion on her take of forming a committee. She liked the suggestion of maybe using the Police Department lawn as a way for people to grab food and gather. There was a discussion about having a workshop like the budget workshops and just listen to what the public has to say. There was a discussion about possibly having a special tax district. There was a discussion about how the WCI history and how they got started. They actually started as a volunteer group who just wanted to beautify the town.

Councilor Rivard thinks that this committee is a good idea. He thinks that EDC and WCI should be involved for recommendation purposes. There was a discussion about the fairness of use from businesses in the downtown area and the uptown area. There was a discussion about starting with a target area instead of trying to look at the whole town and then go from there.

Vice Chair Carmody had a discussion about all of the possibilities that have come from the public and how the council can help achieve the enhancement of the town. He is in favor of the committee to help with that. He feels that the people who are on the committee should have certain expertise, so they know how to enhance the town in many different ways.

Councilor Allinson had a discussion about whether creating a committee is a good idea or not. She mentioned that most of the ideas talked about it about beautifying the town and so forth and maybe getting the input of what the WCI is already doing to enhance the town would be beneficial. There was a discussion about how the committee is formed, who is on the committee, the mission of the committee etc. There was a discussion about taking a few of the most talked about items and figure out a way to accomplish them first before taking on the whole enhancement of the town.

Chair Testa discussed what he was thinking about when he added this item to the agenda. The committee formed would be strictly advisory. There was a discussion about what could possibly happen in town in terms of enhancing the town for the future.

Barbara Kapi explained how she is a member of the Public Celebrations Committee and explained that it depends on the makeup of the committee to whether that committee gets things done or not. She had a discussion about what the Public Celebrations Committee does in the community. There was a discussion about what types of events can be done in the town.

Jason Michael had a discussion about creating a committee and having the support behind them. There was a discussion about WCI and what they do. There was a discussion about having a liaison as part of the committee to make sure they are doing what they need to do and can also report back to the council.

Scott Moore explained that he just went through the POCD draft and found that 64% of the people that responded want more walkable, mixed use development all over town and not just downtown. There was a discussion about how a committee could possibly identify new places to have the same types of events that are going on in the Simpson Court area.

Councilor Tatta discussed why maybe the reason the committees in the past never got off the ground is because those people had too much on their plate and could not give the time needed for the committee. There was a discussion about how a committee could actually work to help enhance the town.

Chair Testa said he would keep everyone informed moving forward with getting a committee formed.

The meeting was adjourned at 8:17 PM.

Respectfully submitted,

Kristen Panzo  
Town Clerk

Meeting digitally recorded

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Vincent F. Testa, Jr. Chairman

Date

---

Kristen Panzo, Town Clerk

Date



*Town of Wallingford, Connecticut*

6,  
TOWN ATTORNEY  
GEOFFREY T. EINHORN  
ASSISTANT TOWN ATTORNEY  
STEVEN M. ALLINSON  
CORPORATION COUNSEL  
JANIS M. SMALL  
DEPARTMENT OF LAW  
WALLINGFORD TOWN HALL  
45 SOUTH MAIN STREET  
WALLINGFORD, CT 06492  
TELEPHONE (203) 294-2140  
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lawdept@wallingfordct.gov

**MEMORANDUM**

TO: Jesse S. Reynolds, Chairperson, Ordinance Committee  
Kristen Panzo, Town Clerk

CC: Vincent Cervoni, Mayor  
Vincent F. Testa, Jr., Chairman, Town Council  
Lou Coppola, Sr., Chief Building Official

FROM: Janis M. Small, Corporation Counsel


RE: Amendment to Building Construction Ordinance

DATE: June 15, 2026

---

Attached is the amended Building Construction Ordinance. Please place it on the Town Council agenda for a public hearing on June 23, 2026.

The Legal Notice of Public Hearing will be published on June 17, 2026.

  
\_\_\_\_\_  
Janis M. Small  
Corporation Counsel

JMS/bjc

Enclosure

## Chapter 82

### BUILDING CONSTRUCTION

BE IT ENACTED BY THE TOWN COUNCIL IN SESSION:

That Chapter 82, "Building Construction", of the Code of the Town of Wallingford is hereby amended as follows:

#### § 82-1. Schedule of fees.

- A. The following permit fees shall be charged and paid to the Building Department for authority to perform the activities specified below:

Activity	Permit Fee
Building, plumbing, mechanical, electrical and demolition value	
0 to \$2,000	<del>\$28</del> <b>\$30.00</b>
Over \$2,000	<del>\$14</del> per thousand or any part thereof <b>\$16.00</b>
Late fee	\$50 (for work started prior to permit)
All certificates of occupancies, Housing Code certificates of compliance and all reinspections	\$10 per unit

- B. This schedule of fees shall also apply to the removal of a building or structure from one lot to another or to a new location on the same lot.

- C. This schedule of fees shall also apply for a permit for signs, billboards and other display structures for which permits are required under the provisions of the ~~Basic Building Code.~~  
**of the Connecticut State Building Code.**

## Chapter 82

### BUILDING CONSTRUCTION

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That Chapter 82, "Building Construction", of the Code of the Town of Wallingford is hereby amended as follows:

#### § 82-1. Schedule of fees.

- A. The following permit fees shall be charged and paid to the Building Department for authority to perform the activities specified below:

Activity	Permit Fee
Building, plumbing, mechanical, electrical and demolition value	
0 to \$2,000	\$30.00
Over \$2,000	\$16.00 per thousand or any part thereof
Late fee	\$50.00 (for work started prior to permit)
All certificates of occupancies, Housing Code certificates of compliance and all reinspections	\$10.00 per unit

- B. This schedule of fees shall also apply to the removal of a building or structure from one lot to another or to a new location on the same lot.
- C. This schedule of fees shall also apply for a permit for signs, billboards and other display structures for which permits are required under the provisions of the Connecticut State Building Code.



# TOWN OF WALLINGFORD


**JAMES R. HUTT, JR.**  
Human Resources Director  
Telephone (203) 294-2080  
Fax (203) 294-2084

7

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## MEMORANDUM

**TO:** Mayor Vincent Cervoni  
**FROM:** James R. Hutt, Jr., Human Resources Director   
**DATE:** June 15, 2026  
**SUBJECT: Fire Union Pension Agreement**

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The Town recently reached a tentative agreement for a successor pension contract with the Fire Union - Local 1326, IAFF.

The agreement calls for a one-year extension, from July 1, 2026 to June 30, 2027, with general language changes and contract language that was provided by the Town's pension attorney.

I respectfully request permission to approach the Town Council for ratification at its June 23, 2026 meeting. I will be at that meeting to answer any questions that may arise.

JRH/

cc: James Buck, Fire Chief



*Town of Wallingford, Connecticut*

81  
TOWN ATTORNEY  
GEOFFREY T. EINHORN  
ASSISTANT TOWN ATTORNEY  
STEVEN M. ALLINSON  
CORPORATION COUNSEL  
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lawdept@wallingfordct.gov

June 15, 2026

Vincent Cervoni, Mayor  
Town of Wallingford  
45 South Main Street  
Wallingford, CT 06492

Dear Mayor Cervoni:

Please place the following item on the Town Council's agenda for its meeting on June 23, 2026:

Executive Session pursuant to General Statutes § 1-200(6)(D) and § 1-225(f) for discussion with respect to the purchase of property.

Very truly yours,

Janis M. Small  
Corporation Counsel

JMS/bjc

**Cori Hass**

---

**From:** Vincent Testa  
**Sent:** Saturday, June 13, 2026 10:43 AM  
**To:** ccf  
**Cc:** Breiner, Kirstin; Kristen Panzo; Cori Hass; lawdept  
**Subject:** Re: Town Council Agenda Item - Follow-up on Title Fraud

Kristen, please add this our next agenda as a discussion of title piracy and any ongoing or anticipated Town responses, as requested by C. Fishbein.

Please include the backup materials and his message

Vinnie

**Vincent F. Testa, Jr.**  
Chairman, Wallingford Town Council  
203-675-4079  
www.wallingfordct.gov

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---

**From:** Craig C Fishbein <ccf@fishbeinlaw.com>  
**Sent:** Saturday, 13 June 2026 09:13:24  
**To:** Vincent Testa <vtesta@wallingfordct.gov>  
**Cc:** Breiner, Kirstin <kirstin.breiner@cga.ct.gov>  
**Subject:** Town Council Agenda Item - Follow-up on Title Fraud

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Chairman:

Please see the attached. I know that we had discussed this issue during the last term but, it is my recollection that the administration was looking into working with our vendor to see if property owners could sign up with them to receive an alert if something was recorded that may affect their title. I do not

recall an update in that regard and, and I do not see anything on the town website regarding the same, and therefore by this email do request an update.

I thank you in advance for your kind attention to this request.

Very truly yours,

**CRAIG C. FISHBEIN, ESQ.**

FISHBEIN LAW FIRM, LLC | [www.fishbeinlaw.com](http://www.fishbeinlaw.com)

100 South Main St., P.O. Box 363, Wallingford, CT 06492

Phone: 203.265.2895 - Ext. 12 | Fax: 203.294.1396

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**REAL ESTATE**

# How are CT towns protecting property owners from 'title pirates' stealing their land?

By **Alexander Soule**, Staff Writer

June 13, 2026



A Fairfield home under construction in the winter of 2023, after the land owner discovered a thief had forged documents to the title and sold off the parcel to a developer. With New York having stiffened "title piracy" enforcement and Rhode Island on the cusp of doing so, Connecticut legislators have called for state-level action.

Ned Gerard/Hearst Connecticut Media



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How are CT towns protecting property owners from 'title pirates' stealing their land?

About 7 Minutes

1x

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With [another "title piracy" try in Connecticut](#), the state has yet to tackle the issue with any new legislation like New York, Rhode Island and several others — though plenty of towns now offer property fraud alert systems that raise the red flag for owners when [thieves attempt to sell their land](#).

Just over 60 cities and towns in Connecticut offer property fraud alert systems through Info Quick Solutions, a Liverpool, New York-based firm which offers online access to property records in those municipalities. IQS offers its property fraud alert system as a free add-on service for the towns that use its systems for town clerks, according to David Owens, director of product, with more than 15,000 residents in those towns having enrolled and a recent uptick in overall interest.

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"We offer it for free just because we think it's so important," Owens told CT Insider. "It's a big burden on everybody if it happens."

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## More For You

**How are CT towns protecting property owners from 'title pirates' stealing land?**



## Hartford area leads as CT claims 5 of Realtor.com's hottest housing markets



## CT couple's HGTV run came while experiencing homelessness



## What \$800K buys in Guilford, Stamford and Cheshire



## Hartford area is among hottest in U.S. for house sellers, Realtor.com says



That was the case three years ago for an absentee Fairfield land owner who discovered a house being built on his property on Sky Top Terrace. He sued multiple firms involved with the transaction, eventually reaching an out-of-court settlement. The land owner cited several Connecticut laws in seeking restitution, including those covering forgery, trespass, statutory theft, "slandering" title to land, and the catchall Connecticut Unfair Trade Practices Act.

Under existing Connecticut law, taking property with the intent to keep it is a class B felony if property exceeds \$20,000 in value, with the possibility of a \$15,000 fine and up to 20 years in prison. The same parameters are in place to punish perpetrators of identity theft, which could apply in many instances in which a fraudster marketed property for sale that they did not hold title to.

## Real estate fraud in Connecticut

For their own peace of mind, home buyers can get a measure of protection by purchasing title insurance in advance of closing, with insurance carriers doing deep dives into the history of any deed to flag any prior ownership claims or liens that could interfere with a title.



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Fifteen carriers underwrote title insurance policies in Connecticut as of 2024, charging premiums of \$145 million according to the Connecticut Insurance Department. Rocky Hill-based CATIC had the biggest book of business in Connecticut that year at \$55 million. An online rate calculator offered by Old Republic quotes a one-time premium of nearly \$1,700 for title insurance on a \$420,000 home purchased in Connecticut, the median sale price this year through May.

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Sen. Rob Sampson, R-Wolcott, State Rep. Craig Fishbein, R-Wallingford, and Rep. Anne Dauphinais, R-Killingly, sponsored bills last year in the Connecticut General Assembly for a study on the issue in Connecticut, which did not advance out of the Insurance and Housing Committee.

In [an October 2025 op-ed](#), state Sen. Jorge Cabrera and Sen. Saud Anwar called

attention to the risk as well, saying solutions could include helping towns pay for fraud alert systems; public education on the topic; requiring identification for deed transactions; or new laws to help victims get restitution more swiftly.

The FBI does not track deed fraud specifically, in its annual tally of more than two-dozen categories of crime across states. In 2025 in Connecticut, the FBI tracked 121 cases of real estate crime in which victims lost more than \$1.4 million in the aggregate, working out to \$11,800 each on average.

Besides deed fraud, other real estate crimes tracked by the FBI include mortgage fraud in which borrowers provide inaccurate information to banks to secure loans; and wire fraud in which cyber criminals pose as real estate professionals asking for electronic transfers of funds by clients or other firms representing them.

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The FBI said in cases involving deed fraud, crooks will search for vacant parcels that are not carrying a mortgage or lien, and then reach out to an agent to have the property listed for sale while impersonating the rightful deed holder, including the use of forged or fraudulent documents.

In its own study last year, a Virginia panel found that the potential to create "deep fake" voice or video impersonations using artificial intelligence is making it easier for sophisticated criminals to come across as legitimate property owners.

In addition to setting up title alerts with municipal clerks or monitoring online property records otherwise, the FBI says landowners can protect themselves by checking on the physical property periodically for any signs of activity, or asking

neighbors to keep an eye out; and check on any interruption or changes to utility or tax invoices.

In the Virginia study, the panel laid out 35 steps the state could take to attack deed fraud, including requiring real estate agents to verify the identities of property sellers before inking contracts to represent them; and check tax records and send written correspondence to those addresses.

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Professionals involved in any closing documents like attorneys could also be required to get seller identification in cash sales or transactions involving vacant land. Another angle would be to give owners the ability to authorize town clerks to "freeze" any transactions involving their properties, similar to payment card freezes. And Virginia wants multi-jurisdictional prosecution authority to reach beyond its borders to collar any bad actors, with a minimum three-year prison term for any convicted of a crime.

In an annual survey of National Association of Realtors members, 92% polled in the Northeast said they were aware of at least one instance of attempted property fraud in the past 12 months, by far the highest number of major U.S. regions studied by NAR.

In about six of every 10 instances, crooks attempt to sell vacant land to people who may not undertake thorough research of a property's title history, or obtain insurance otherwise toward that end.

By a large margin, agents told NAR they believe electronic alert systems are the

best way to thwart property fraud. Others include a property title freeze system; giving town clerks the means to easily flag transactions they deem suspicious and investigate them; and providing "safe harbor" provisions for agents to report fraud they discover, without exposing those agents to legal liability.

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Equity Protect, a Nevada firm that provides fraud alert systems, lists New York as the only Northeast state that had enacted specific laws to thwart title piracy. Two years ago, New York made deed theft a class B felony crime under the broader category of grand larceny, and the following year added a "private right of action" in civil court and restricted title insurance claims.

Last September, New York Attorney General Letitia James announced the first conviction under the law, with a real estate agent pleading guilty to forging a signature to gain title to a Rockland County home under foreclosure. New York also has a new "transfer upon death" form that allows property holders to designate any individuals who would inherit real estate upon their death, in instances in which they do not do so through a will. And in May, New York City Mayor Zohran Mamdani created a dedicated office to prevent deed theft, an admission to the scale of the problem there.

Another Connecticut neighbor could be next, after the Rhode Island General Assembly passed a bill last month that establishes a felony offense of real estate title fraud under state law and gives town clerks the ability to flag suspect transactions and withhold approval until they have been vetted. A Rhode Island legislator cited the Fairfield case in pressing for the bill, which as of Wednesday had yet to be signed by Gov. Dan McKee.

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*Arnold Gold contributed to this report. Includes prior reporting by Dan Haar and Peter Yankowski.*

June 13, 2026

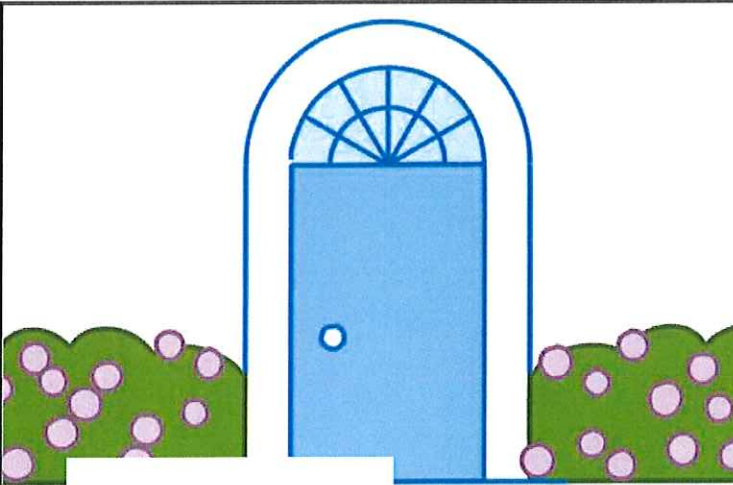


**Alexander Soule**

**REPORTER**



Alexander Soule is a staff writer with Hearst Connecticut Media focused on business, development and the Connecticut economy. Alex is a Maine native who served a two-year enlistment in the U.S. Army before attending Connecticut College. Before joining Hearst Connecticut, Alex started a growth economy website called Enterprise CT chronicling Connecticut startups, with previous work including the Fairfield County Business Journal, the Boston Business Journal, the Rochester Business Journal, Mass High Tech, InsuranceTimes and the MIT Sloan School of Management at the Massachusetts Institute of Technology.



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## More For You

Horoscope for Sunday, 5/31/26 by Georgia Nicols

### HOROSCOPES

## Horoscope for Sunday, 5/31/26 by Georgia Nicols

Today the Full Moon in SAGITTARIUS brings questions about direction, purpose and the future. People will feel restless and eager to explore new possibilities.

---

**NEW CANAAN**

## California man stole \$1.2M from New Canaan real estate firm: Warrant

**POLITICS**

## Ex-CT mayor Erin Stewart pushed for \$205K exit payment, report shows

**NEWS**

## Ex-CT teacher arrested for fourth time in alleged title-washing scheme

**CONNECTICUT MAGAZINE**

## Old New-Gate Prison in East Granby tells brutal CT history

---

**Let's Play**



Typeshift



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