

Wallingford Planning & Zoning Commission  
Regular Meeting  
Monday, June 9, 2025  
7:00 p.m.

Robert F. Parisi Council Chambers – Town Hall  
Town Hall – 45 South Main Street  
MINUTES

RECEIVED FOR RECORD 6/10/25  
AT 10:45am AND RECEIVED BY  
Kristen Longo TOWN CLERK

Chairman Seichter called the meeting to order at approximately 7:00 p.m.

The Pledge of Allegiance was recited by all.

**Roll Call:** Present: James Seichter, Chair; Jeffrey Kohan, Regular Member; Bryan Rivard, Alternate; David Parent, Alternate; Joseph Sanders, Alternate; Amy Torre, Zoning Enforcement Officer and Kevin Pagini, Town Planner.

Chairman Seichter noted that the following agenda items will not be heard tonight.

3. **PUBLIC HEARING – Site Plan/Connecticut Foodshare, Inc./2 Research Parkway #902-25**  
Continued to July meeting
7. **SITE PLAN APPROVALS – Site Plan/Next Gen Development LLC/100 South Cherry Street #210-25** Continued to July meeting.

Consideration of Minutes – May 12, 2025, Regular Meeting

**Commissioner Kohan: Motion to approve the Minutes of Monday, May 12, 2025, Meeting of the Wallingford Planning and Zoning Commission as submitted.**

**Commissioner Parent: Second**

**Vote: Rivard – yes; Kohan – yes; Parent – yes; Sanders – yes; Chairman Seichter – yes.**

**PUBLIC HEARINGS**

**1. Text Amendment – Sign Regulations (Continued from 05/12/25) #902-25**

Commissioner Rivard noted the new correspondence, including the revised Sign Regulations, dated June 5, 2025.

Amy Torre, Zoning Enforcement Officer presented the changes to the proposed regulation. The wording was vetted by the Law Department, who made minor adjustments. It was decided to leave it as an appendix rather than a replacement section. The redundancies have been removed. One chart gives examples of temporary versus permanent signs and highlights prohibited signs and the other chart is the most important as it shows what is allowed by zone, size, and quantity.

Chairman Seichter asked if the prohibited signs, on page 3 in Figure A, include portable and A-frame signs. Ms. Torre replied yes, as well as banners and free-standing signs. She noted that the feather or pennant flags are not in the illustration but are on the list of prohibited signage. The blow-up person

thing is also on the list. Anything moving is prohibited to protect motorists from distractions. Chairman Seichter asked if this applies only to your own property. Ms. Torre replied that the regulation is for private property only. But off-site advertising is not permitted. Chairman Seichter asked about enforcement. Ms. Torre replied that Public Works can remove signs on town roads. We can't touch signs on state roads. We can still ask that they be removed. Chairman Seichter thanked Mr. Pagini and Ms. Torre for all the work done on this regulation. It is well condensed, effective, easy to understand, and hopefully will make enforcement easier.

Ms. Torre noted that in Section A.10, page 5, a word is missing in the second bullet. "Exterior illumination of permanent 'signs' per Section 6.26 of the Wallingford Zoning Regulations."

#### **PUBLIC COMMENT**

None

Hearing no further comment, Chairman Seichter called for a motion to close the public hearing.

**Commissioner Kohan: Motion to close the public hearing for application #902-25 Text Amendment Sign Regulations.**

**Commissioner Parent: second**

**Vote: Rivard – yes; Kohan – yes; Parent – yes; Sanders – yes; Chairman Seichter – yes.**

**Commissioner Kohan: Motion to approve application #902-25 Zoning Text Amendment for Planning & Zoning Commission for Sign Regulations for a text amendment to update and replace existing Section 6.9 – Signs in the Town of Wallingford Zoning Regulations and replace with language entitled "Appendix: Sign Regulations" dated June 5, 2025 because it clarifies our sign regulations, simplifies the use for residents and benefits the Town as a whole. Note one correction to add the word 'Signs' in Section A.10, bullet 2.**

**Commissioner Parent: second**

**Vote: Rivard – yes; Kohan – yes; Parent – yes; Sanders – yes; Chairman Seichter – yes.**

The application is approved.

#### **2. Special Permit/Midwood Management Corp/1000, 1020, 1030, 1044, and 1080 Barnes Road (continued from May 12, 2025) #401-25**

Commissioner Rivard read the legal notice and noted the correspondence. Application #401-25 – Special Permit request for Midwood Management Corp. to construct three (3) warehouse buildings totaling 415,500 sq. ft. and associated parking on 1000, 1020, 1030, 1044, and 1080 Barnes Road. – Industrial Expansion (IX) District. Correspondence included a memorandum from Erin O'Hare, Environmental Planner to Kevin Pagini, Town Planner, dated May 13, 2025.

Chairman Seichter clarified that the applicant wants to open the Public Hearing but is not ready to present.

Atty. James Barrito stated that they are waiting for a peer review of the traffic report. He requested a continuation to the July meeting where they will do the full presentation.

**Commissioner Kohan: Motion to continue Public Hearing for application #401-25 Special Permit/Midwood Management Corp/1000, 1020, 1030, 1044, 1080 Barnes Road to the July 2025 meeting.**

**Commissioner Parent: second**

**Vote: Rivard – yes; Kohan – yes; Parent – yes; Sanders – yes; Chairman Seichter – yes.**

**4. Special Permit (Electric Vehicle chargers and lights in parking lot)/Amazon/528 South Cherry Street #402-25**

Commissioner Kohan read the legal notice and noted the correspondence. Application #402-25 – Special Permit request for Amazon to install 142 Electric Vehicle Charging Stations at 528 South Cherry St. – I-40 Industrial District. Correspondence included Interoffice Memorandum from Thomas Flannery, Senior Engineer, Water & Sewer, to Kevin Pagini, Town Planner, dated May 27, 2025; email from Alison Kapushinski, Town Engineer, to Kevin Pagini, Town Planner, dated June 3, 2025; and Fire Department Inspection Report dated June 5, 2025.

Max Ausvagadorn, Construction Project Manager for Amazon, explained that he does not have a prepared presentation but can answer questions. He summarized the application. They will not modify the existing use. Amazon has a mission to expand the EV Fleet. As part of this project, they will provide upgrades to the fencing and lighting.

Chairman Seichter suggested to Mr. Pagini that applicants be informed of what they need to bring and be prepared to present. Mr. Pagini replied that they were informed and that the presenter was a last-minute replacement. Chairman Seichter clarified that there are a few changes to the existing parking lot.

Commissioner Rivard asked what percentage of the parking lot will be EV chargers. Mr. Ausvagadorn replied that he didn't know. Mr. Pagini noted that there are approximately 720 spaces and if 142 are being converted, there is more than ample parking. He noted that their original approval required a special permit for any changes.

Commissioner Kohan referred to the Fire Marshal's comments and asked what kind of fire suppression system will be used. Mr. Ausvagadorn replied that none is planned since the EV stations are outdoors on a surface lot.

Mr. Pagini noted the comments from Water & Sewer in the May 27<sup>th</sup> memo.

**PUBLIC COMMENT**

None

Hearing no further comment, Chairman Seichter called for a motion to close the public hearing.

**Commissioner Kohan: Motion to close the public hearing for application #402-25 Special Permit (Electric vehicle chargers and lights in parking lot)/Amazon/528 South Cherry Street.**

**Commissioner Parent: second**

**Vote: Rivard – yes; Kohan – yes; Parent – yes; Sanders – yes; Chairman Seichter – yes.**

**Commissioner Kohan: Motion to approve application #402-25 for a Special Permit at 528 Cherry Street, for a Special Permit and Site Plan approval request for Amazon to convert 142 existing parking spaces to electric vehicle charging spaces on plans entitled “AMZL DOB2 EV OSP PLANS” dated March 10, 2025, subject to the following conditions:**

- 1. Comments from Senior Engineer, Tom Flannery, Water & Sewer Division dated May 27, 2025;**
- 2. Comments from the Fire Marshal dated May 22, 2025;**
- 3. That the life of the facility is reserved solely for commercial use by a business entity and cannot be opened for use by the general public;**
- 4. Erosion and sediment control bond in the amount of \$10,500.00; and**
- 5. Six (6) copies of the final plans forwarded to the Planning and Zoning Office.**

**Commissioner Parent: Second**

**Vote: Rivard – yes; Kohan – yes; Parent – yes; Sanders – yes; Chairman Seichter – yes.**

The application is approved.

**5. Special Permit (Gym facility including aquatics center)/YMCA/8 North Turnpike Road #403-25**

Commissioner Rivard read the legal notice and noted the correspondence. Application #403-25 – Special Permit revision request for the YMCA of Wallingford to construct a 17,510 sq. ft. addition at 8 North Turnpike Road and re-configure the existing parking area to accommodate an indoor aquatic recreation facility – CA-12 Commercial District. Correspondence included email from Thomas Flannery, Senior Engineer, Water & Sewer, to Cherie Murchison, Planning & Zoning Office, dated May 22, 2025, with revised maps; Memo from the Department of Engineering, to Kevin Pagini, Town Planner dated May 23, 2025; Interoffice Memorandum from Thomas Flannery, Senior Engineer, Water & Sewer, to Kevin Pagini, Town Planner, dated May 27, 2025; Letter from Annette Ellis, Juliano Associates to Kevin Pagini, Town Planner, dated June 4, 2025; letter from Annette Ellis, Juliano Associates to Alison Kapushinski, Town Engineer, dated June 3, 2025; letter from Annette Ellis, Juliano Associates to the Planning & Zoning

Commission, dated June 2, 2025 with a traffic report; letter from Kevin Pagini, Town Planner to YMCA dated May 23, 2025; Fire Marshal Inspection Report dated June 5, 2025; Memorandum from Erin O'Hare, Environmental Planner to Kevin Pagini, Town Planner dated June 5, 2025; letter from Alison Cady, Choate Rosemary Hall, to the Zoning Commission, dated June 6, 2025; letter from the Quininiac Chamber of Commerce, to the Planning & Zoning Commission, dated June 9, 2025; memo from Alison Kapushinski, Town Engineer, to Kevin Pagini, Town Planner, dated June 9, 2025 and a Fire Marshal Inspection Report dated June 9, 2025.

Sean Doherty, Executive Director, Wallingford Family YMCA; Annette Ellis, Professional Engineer, Juliano Associates, LLC and Samuel Sargeant, Lazarus and Sargeant LLC Architects, presented. Ms. Ellis explained that the property is 8.37 acres with 1.83 acres of wetlands. She stated that they received approval from the Wetlands Commission. The existing building is 26,890 sq. ft. and is used as a gym facility. A 70,510 sq. ft. addition is proposed for an aquatic center. There are currently 192 parking spaces and they propose 190. They shared their usage data and membership increase estimates to indicate that they will need a total of 118 spaces. Thus the 190 is adequate. They will do the lighting and landscaping as required. For traffic, they reported that the max peak increase will be 32 trips, though carpooling will reduce that. This will cause minimal impact on adjacent roads. To improve traffic flow on Rt. 150, they propose a right turn in and right turn out only. This will force traffic to the signalized intersection on River Road. The aquatic center will be built over existing parking, so there will be no increase in stormwater runoff. She described the improvements to the stormwater management. They submitted revised plans as a result of comments from the Town. As for the Fire Marshal's comments received this afternoon, they will accommodate them.

Mr. Sargeant stated that the pool will be 13,166 sq. ft., the locker rooms 2,888 sq. ft. and the entry vestibule will be 1,500 sq. ft. with a 36 ft. high parapet. This represents a complete rebirth of the existing building. There will be all new facades. Access to the pool area is through the locker rooms. The pool includes a play space for adults and children.

Mr. Doherty stated that the East Side aquatic facility is tapped out. They did a community needs assessment in 2024. The pool will be open for 17 or 18 hours a day so usage will be spread out. They will reconfigure the parking, add lighting, and make the parking lot more efficient.

Commissioner Rivard stated that this would be good for the community. He asked about the traffic flow. Ms. Ellis replied that it would be better than it is now as the landscaped islands would direct traffic better. There are crosswalks in the proposal, to direct pedestrians.

Commissioner Kohan agreed that this will be a wonderful addition to the Town. He asked about the construction schedule. Mr. Sargeant replied that the schedule won't require weekend work. That is usually done only in extreme circumstances. Commissioner Kohan asked about the Fire Marshal's request for mountable curbs. Ms. Ellis replied that the mountable curbs are in the proposal.

Commissioner Sanders asked about sidewalks and how to accommodate more safe pedestrian access. Ms. Ellis replied that there is no sidewalk from the road into the site in the plan. They assumed that most would drive to the facility, but she agreed to look into it. Commissioner Sanders stated that he would like to see what might be possible.

Chairman Seichter asked about construction time. Mr. Doherty replied that it should take 12 – 15 months. Chairman Seichter asked how the ongoing construction would impact parking. Mr. Doherty replied that they plan to remain open but will change programming due to affected parking. Chairman Seichter referred to the Town Engineer's comment that she didn't have time to review the comments on the crosswalks, islands, etc. He suggested they can work that out with the Town Engineer instead of continuing the application to next month. Consensus on the Commission was to make it a condition of approval.

Mr. Pagini noted that this will improve traffic and drainage on the site.

Chairman Seichter noted that the Town Engineer accepted the traffic study. He noted that he likes the right-in and right-out restrictions.

#### **PUBLIC COMMENT**

Brenda Ruggiero, 15 Windswept Hill Road, stated that this is fabulous. It will be very beneficial. She gives kudos to the board of the Y.

Ian Brooks, 171 North Street, stated that this is a wonderful program. This will be a good resource for the town.

Richard Ruggiero, 15 Windswept Hill Road, stated that he is in favor of this.

Mary Mushinsky, 188 South Cherry Street, stated that the Y teaches people how to swim. A recent study says that fewer kids know how to swim now than in the past.

Hearing no further public comment, Chairman Seichter called for a motion to close the public hearing.

**Commissioner Kohan: Motion to close the public hearing for application #402-25, Special Permit (Electric vehicle charger and lights in parking lot)/Amazon/528 South Cherry Street.**

**Commissioner Parent: second**

**Vote: Rivard – yes; Kohan – yes; Parent – yes; Sanders – yes; Chairman Seichter – yes.**

**Commissioner Kohan: Motion to approve application #402-25 for a Special Permit at 8 North Turnpike Drive for the Wallingford YMCA for a Special Permit Revision and Site Plan Approval request to construct a 17,510 sq. ft. addition and re-configuration of an existing parking area at an existing indoor recreational facility for the addition of an indoor pool and aquatic center**

on plans entitled "Site Layout Plan – Land of Young Men's Christian Association - #8 North Turnpike Rd." dated September 30, 2024 and revised to June 4, 2025 subject to the following conditions:

1. Comments from Environmental Planner, Erin O'Hare dated June 5, 2025;
2. Comments from the Town Planner dated May 23, 2025;
3. Comments from Senior Engineer Tom Flannery, Water and Sewer Division dated May 27, 2025;
4. Comments from Town Engineer, Alison Kapushinski dated May 23, 2025;
5. Comments from Town Engineer, Alison Kapushinski dated June 9, 2025, on working with the applicant on revised pedestrian and vehicle traffic circulation;
6. Comments from the Fire Marshal dated May 2, 2025, and verbal comments on the North Turnpike entrance and mountable curbing.
7. Operation & Maintenance Plan, or Notice of said Plan, to be filed on Wallingford Land Records;
8. Erosion and sediment control bond in the amount of \$18,650.00;
9. Applicant to work with Town Planner, Town Engineer, and Town resources to look into incorporating pedestrian sidewalks if applicable.
10. Six (6) copies of final plans forwarded to the Planning & Zoning Office.

Commissioner Parent: Second

**Vote:** Rivard – yes; Kohan – yes; Parent – yes; Sanders – yes; Chairman Seichter – yes.  
The application is approved.

#### **SITE PLAN APPROVALS**

##### **6. Site Plan/Multi-Family Conversion/Bozzuto/64 East Street #212-25**

Commissioner Rivard read the correspondence into the record including email from Thomas Flannery, Senior Engineer, Water & Sewer Division to Cherie Murchison, Planning & Zoning Office, dated May 23, 2025; Interoffice Memorandum from Thomas Flannery, Senior Engineer, Water & Sewer, to Kevin Pagini, Town Planner, dated May 27, 2025; email from Lisa Bozzuto to Cherie Murchison, Planning & Zoning Office, dated May 28, 2025; email from Thomas Flannery, Senior Engineer, Water & Sewer, to Cherie Murchison, Planning & Zoning Office, dated May 29, 2025; and Fire Marshal Inspection Report dated June 9, 2025.

Dennis Bozzuto, owner of 64 East Street, stated that he bought the residence as a two-family that was partially gutted. He wants to make it a three-family. He knows he needs to put in a fire and sprinkler system. There is adequate parking. He will add another egress.

#### **PUBLIC COMMENT**

none

Hearing no further comment, Chairman Seichter called for a motion on the application.

**Commissioner Kohan:** Motion to approve application #212-25 for Bozzuto for a Site Plan Approval request to convert an existing two-family dwelling to a three-family dwelling at 64 East Street on plans entitled "Proposed Addition" dated March 8, 2025, subject to the following conditions:

1. All comments from Senior Engineer, Thomas Flannery, Water and Sewer Division, including those dated May 27, 2025, and May 29, 2025;
2. Final sign-off from the Fire Marshal prior to the issuance of a building permit; and
3. Six (6) copies of final plans forwarded to the Planning and Zoning Office.

**Commissioner Parent:** Second

**Vote:** Rivard – yes; Kohan – yes; Parent – yes; Sanders – yes; Chairman Seichter – yes.

The application is approved.

#### **REPORTS OF OFFICERS AND STAFF**

7. **Administrative Approvals** – noted as approved
  - a. 181 North Colony Road/Munoz #209-25
  - b. 261 Center St./261 Center, LLC #305-25
8. **ZBA January Decisions** – no comment
9. **ZBA Notice of February 20, 2025** – no comment

#### **10. Zoning Enforcement Report**

Ms. Torre noted the need for citation capability. She stated that there are ongoing, egregious, recurring violations including accessory dwellings and extra dwellings on properties, and Automobile dealerships. These take a lot of energy and time from the Legal Department. This department needs tools and support from the Ordinance Committee. She added that this would be a last-resort effort. She noted that 30% of her time has been spent on three cases that have been on the books for 15 years.

Chairman Seichter stated that he has spoken to some Town Council members about this and giving the Zoning Enforcement Officer more authority. He expects it to be discussed by the Ordinance Committee.

#### **ADJOURNMENT**

**Commissioner Kohan:** Motion to Adjourn the Wallingford Planning and Zoning Commission for Monday, June 9, 2025, at 8:30 pm.

**Commissioner Parent:** Second

**Vote:** Unanimous

Respectfully submitted,  
Cheryl-Ann Tubby