

Wallingford Planning & Zoning Commission
Regular Meeting
Monday, July 14, 2025
7:00 p.m.
Robert F. Parisi Council Chambers – Town Hall
Town Hall – 45 South Main Street
MINUTES

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; J.P. Venoit, Vice Chair; Stephen Allinson, Secretary; James Fitzsimmons, Regular Member; Bryan Rivard, Alternate; David Parent, Alternate; Joseph Sanders, Alternate; and Kevin Pagini, Town Planner.

Consideration of Minutes – June 9, 2025, Regular Meeting

Commissioner Rivard: Motion to approve the Minutes of Monday, June 9, 2025, Meeting of the Wallingford Planning and Zoning Commission as submitted.

Commissioner Sanders: Second

Vote: Unanimous to approve with Venoit, Allinson, and Fitzsimmons abstaining.

PUBLIC HEARINGS

1. Special Permit/Midwood Management Corp./1000, 1020, 1030, 1044, and 1080 Barnes Road (Continued from 06/09/2025) #414-23

Commissioner Allinson noted the correspondence, which included: Memorandum from Erin O'Hare, Environmental Planner to Kevin Pagini, Town Planner dated May 13, 2025; Memo from the Department of Engineering to the Planning & Zoning Commission dated June 16, 2025; document from Jon Skaarup, GM2 to Tom Hogan, Wright Pierce dated June 16, 2025 regarding Traffic Impact Study Peer Review Midwood Associates Warehouses, Wallingford, CT; email from Allison Kapushinski to George Cotter, OCC Design dated June 25, 2025; Memo from Brian Schock, Fire Marshal to Planning and Zoning Commission, dated July 2, 2025; email from Jeffrey Kohan to the Planning and Zoning Commission dated July 8, 2025; letter from OCC Group Inc. to Wallingford Planning and Zoning, dated July 7, 2025; Letter from OCC Group to Planning and Zoning dated July 7, 2025 regarding the Fire Marshal's review; letter from OCC Group Inc. to Planning and Zoning dated July 7, 2025 regarding the Engineering Department review comments including the Inventory of Stormwater Facilities for 1000, 1020, 1030, 1044 and 1080 Barnes Road, Wallingford; Inspection Report from the Fire Marshal dated July 7, 2025; Interoffice Memorandum from Thomas Flannery, Senior Engineer, Water & Sewer, to Kevin Pagini, Town Planner, dated July 10, 2025; letter to Tom Hogan, Wright Pierce, from Jon Skaarup, GM2, dated July 9, 2025; memo from the Department of Engineering to the Planning and Zoning Commission dated July 14, 2025; letter from OCC Group, Inc. to Wallingford Planning & Zoning dated July 14, 2025; and a set of maps and

engineering plans revised through July 7, 2025 and a Traffic Study by Bubaris Traffic Consultants dated November 7, 2024.

Presenters included: Atty. James Barrito, Halloran & Sage, 265 Church Street, New Haven, represented the owners, George Cotter, PE, and David Carson, OCC Group for design, Jim Bubaris, Bubaris Traffic Associates, East Hampton, and Sam Sargeant, Lazarus & Sargeant, Architects.

Atty. Barrito noted that notices were sent for the May and June public hearings, the engineering comments were addressed, the Fire Marshall comments were addressed, the traffic report was reviewed by Wallingford's consultant, comments from the Water and Sewer Division were addressed and the Stormwater System Maintenance Practice Plan, Drain Pipe Analysis and the inventory of facilities was submitted.

Mr. Carson reviewed the overall plan. The site has been owned by the applicant for decades. The most significant feature of the property is the wetland border that runs through the center of the site. The project had an extensive review by the Inland Wetlands Commission. There will be three distinct development areas. They designed the driveway network to serve all three locations, with an internal circulation concept that does not compromise the integrity of the other buildings. They separated the internal traffic of the passenger cars from the truck drivers. There are three driveway entrances for cars only and two separate truck driveways. The project will be built in phases. Each building is designed to be self-sufficient with parking, utility access, and stormwater management. He addressed questions submitted by Commissioner Kohan. Mr. Carson confirmed that they are working with the DEEP and an Environmental Consultant and are aware of the eagle nest in the area. The closest building will be over 450 feet from the last known location of the nest. Regarding native plants, this was also addressed by Wetlands. They will use temporary sediment basins during construction, and after they are no longer needed, will plant native species. Regarding chemicals, they won't be using any of the named chemicals.

Mr. Cotter explained that the project will be built in three phases. Building 1 is the only one within the aquifer protection district. He described the stormwater management for each building. All buildings use oil/water separators, underground galley systems, and hydrodynamic systems. The system will mimic existing water flows and reduce runoff. They will not increase the flows through the wetlands.

Mr. Bubaris explained that they prepared the traffic study dated October 7, 2024, to conform to what Wallingford requires for warehouse development and OSTA requires. They used the ITE warehouse land use code from the trip generation manual. They calculated that 70% of traffic will be passenger cars and 10% 2-4 axle trucks, and 20% will be 5-axle trucks. Using Wallingford's passenger car equivalents, they expect between 133 to 137 trips per hour during the 4 peak hours. They also expect the majority of the traffic to be oriented to and from Rt. 91 to the east of this development. They believe the unsignalized intersections should remain service level A to B intersections, and the signalized intersections should be level B to C. They looked at the crash experience in the area. They looked at sight lines. They concluded that the development will not have an adverse impact on traffic. They will be submitting an application

to OSTA. Mr. Bubaris stated that the peer review by GM2 confirmed that their study is good, and they made several changes based on the peer reviewer's feedback.

Commissioner Fitzsimmons asked if they did any of their own traffic counts. Mr. Bubaris replied Yes, along Northrop. They also reviewed recent counts done by the State in the area. Commissioner Fitzsimmons asked about the bus terminal. Mr. Bubaris replied that he believes that buses were running when they did the counts. Commissioner Fitzsimmons referred to the comments by GM2 that the increase will not adversely affect the bus depot. He noted that the bus terminal is on the same road as the project. He added that the GM2 report mentions that there are a high number of trucks on Northrop and substandard sight distances. Mr. Bubaris replied that their sight distances meet and exceed the standards of the CT DOT. Commissioner Fitzsimmons referred to the 2023 SCROG report that Northrop Road is tough. It is not wide or well lit, and twists. He noted that no roadway improvements have been offered. The report suggested things like lighting, center line rumble strips, and illuminated stop signs. Mr. Bubaris agreed that they are not offering improvements because most of their traffic will be heading south to Rt. 68 and Rt. 91. The issues are north of their site.

Commissioner Rivard asked if all the traffic was from Rt. 91 South, would the conclusions be the same? Mr. Bubaris replied that they expect 80% of their traffic to go to and from Rt. 91. Commissioner Rivard asked if the two passenger car driveways on Northrop will be one-way. Mr. Bubaris replied that signage will direct trucks to separate driveways, and they will not be allowed to go north.

Chairman Seichter asked if there was any evaluation of existing traffic and the sharp curve going north on Rt. 91. Mr. Bubaris replied that they did an evaluation of today's traffic and future traffic. They agreed that DOT needs to revisit that turn. He noted that they did not convert all traffic to passenger car equivalents, but can look into doing so.

Commissioner Parent asked if they had looked at worst-case scenarios, with buses, commuters, and warehouse workers. Mr. Bubaris replied Yes. Commissioner Parent asked if they considered tenants working at night. Mr. Bubaris replied yes, and that it would be better because background traffic would be lighter.

Mr. Sargeant explained that they are building two buildings, 175,000 sq. ft. and one over 100,000 sq. ft. They intend to have a relatively minor impact on the area. Building 3 has 300 ft. of trees between it and the residents on North Farms. The buildings will be done in muted grays to soften the impact. The internal design will be based on the eventual use. The client doesn't know yet how the buildings will be used.

Chairman Seichter asked about the height. Mr. Sargeant replied that he expects them to be around 35 ft. All three buildings should be standardized but circumstances may change between phases.

Commissioner Rivard stated a concern with traffic and spills within the site because the driveways cross over wetlands. The site is going from zero impervious to a fourth of the 40 acres. He is concerned with

food storage, chemicals, and spills. Atty. Barrito replied that there are controls and protections along the roads. This will not be a big box warehouse. Types of expected tenants are home improvement supplies, and that kind of thing. Mr. Carson stated that all the stormwater collection goes through hydrodynamic separators and meets DEEP water quality standards. All the roadway drainage is included. There is an existing culvert that was put in when the previous building was approved. Catch basins are piped back into hydrodynamic separators. The roads for truck traffic are 30 ft. wide. Spill containment is addressed in the Best Management Practices report and recorded on the land records. They anticipate that these warehouses will fit the need for bulk storage. They don't know the building height yet. The buildings are laid out with the potential for 45 ft heights to meet all the setbacks.

Commissioner Fitzsimmons asked if these will be 24-hour operations and if there will be outdoor lighting. Atty. Barrito replied that they may be 24-hour and that the lighting will meet the requirements. Mr. Fitzsimmons asked about noise and loudspeakers. Atty. Barrito replied that they don't know yet but intend to comply with noise ordinances. Commissioner Fitzsimmons asked about the maximum number of employees. Mr. Carson replied that parking is nearly double the minimum requirement due to the possibility of shifts. Parking far exceeds the anticipated number of employees. Commissioner Fitzsimmons referred to the Department of Engineering Memo about future code compliance and sidewalks. He agrees with the Engineer that sidewalks need to be shown on the plan, partly due to the additional impervious surface. He noted that there is no parking on the plan for building 3. Mr. Carson replied that he understands, but they don't know where the doors will be yet. He stated that there is a misunderstanding. The sidewalks are shown on the plan, and handicapped spaces are shown, though they will probably move when the doors are finalized. There are no sidewalks around the parking lots. All the sidewalks are on the plan.

Mr. Pagini stated that there was no miscommunication. The engineer wasn't satisfied with the responses. It makes sense to work it out before making it a condition of approval. Regarding traffic, he asked how much traffic would be going from the warehouse to Meriden. There are other warehouse facilities in Meriden on Northrop. Mr. Bubaris stated that they could do the calculations for sending traffic up that way. Mr. Pagini suggested assuming 5% of traffic. Mr. Bubaris replied that's 7 cars. He stated that trucks can't go that way. Signs will direct trucks to Rt. 68.

Chairman Seichter asked if trucks coming down from Meriden are prohibited. Commissioner Rivard noted that earlier, they presented that no truck traffic would be going that way. Mr. Pagini agreed to check with the Police Department. Chairman Seichter stated that clarification is needed on the engineer's memo. Due to the lack of conditions of approval from the Town Engineer, he stated that the Commission wouldn't act tonight.

PUBLIC COMMENT

Rep. Mary Mushinsky, 188 South Cherry Street, stated that North Farms Reservoir is a destination state park. It is an early site of bald eagle nesting. She requested protection of wildlife by limiting blasting for construction to avoid nesting seasons from February 1st to August 1st and December 31st to March 1st. She requested that the shoreline buffer be left intact. She requested that any poisoned pest animals be

removed so the eagles don't get poisoned. This property will be transformed from meadow and forest to 732 sq. ft. of impervious surface. She asked that the Commission require maintenance on basins and oil/water, and grit separators, possibly with a bond.

Dr. Ed Hohmann, 12 Marie Lane, stated that the intersection ratings presented by the applicant seem different than other traffic studies. If all these industries are operating at full capacity and if the Bristol Meyers property is developed, what is the effect on the intersections on the bridge over Rt. 91?

Commissioner Seichter stated that there will be no action this evening.

Atty. Barrito asked if the public hearing would stay open. Commissioner Seichter replied Yes. Atty. Barrito asked if an extension is needed. Mr. Pagini replied Yes. Atty. Barrito stated that the applicant agrees to extend to next month, and they will get back to the Commission with answers to any questions.

Commissioner Fitzsimmons noted that there was no comment from the Police Department as the traffic authority. Mr. Pagini replied that they had no comment and deferred to the Engineer. He will get those comments.

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

Commissioner Venoit: Motion to continue the public hearing for application #401-25, Special Permit/Midwood Management Corp/1000, 1020, 1030, 1044, and 1080 Barnes Road, to the August Planning & Zoning Commission meeting.

Commissioner Fitzsimmons: second

Vote: unanimous

The application is continued.

2. Special Permit (Warehouse)/Mulcahy/15 Sterling Drive #404-25

Commissioner Allinson read the legal notice and noted the correspondence. #404-25 Special Permit Request for Mulcahy to construct a warehouse building totaling 62,500 sq. ft. and reconfiguration of the existing parking area at 15 Sterling Drive – Industrial Expansion (IX) District. Correspondence included: Interoffice Memorandum from Thomas Flannery, Senior Engineer, Water & Sewer Divisions to Kevin Pagini, Town Planner, dated May 27, 2025; email from Alison Kapushinski, Town Engineer to Kevin Pagini, Town Planner, dated June 25, 2025; Inspection Report from the Wallingford Fire Department, dated June 25, 2025; Memorandum from Erin O'Hare, Environmental Planner, to Kevin Pagini, Town Planner dated July 3, 2025; maps and site plans dated May 8, 2025 and revised to June 11, 2025.

Brian Panico, Cole Civil + Survey, Plantsville; Tim Mulcahy, Sentry Commercial; and Scott Hesketh, PE, FA Hesketh & Associates, East Hampton, presented

Mr. Panico explained the project for the 22.38 acres. It is the current location of the CT Monitor headquarters, a 174,000 sq. ft. building with 164 parking spaces. They propose adding a building in the southwest corner of Sterling Drive. They will reconfigure the parking for loading docks. Primary parking for the building will be along Sterling Drive. Mr. Panico reviewed the Stormwater management plan. Roof run off will go into two underground systems with hydrodynamic separators, which connect to the underground catch basin system in the parking lot. There will be oil/water separators at the docks. They will provide 213% of the required water quality volume. Based on their discussion with Wetlands, they propose a series of measures to avoid runoff from a neighboring property onto this property. They will reduce total runoff on the site. This is a warehouse building with both truck and car traffic.

Mr. Hesketh reviewed the traffic impact report. The proposal is for a 62,500 sq. ft. warehouse. They calculated 31 trips in the AM peak and 34 in the PM peak hour. Using Wallingford's calculations, it comes to 56 trips in the AM and 61 in the PM. They used CT DOT counts and did counts of six area intersections. They are in an approved industrial park. They estimated 40 % of their traffic will be oriented to the west along Rt. 68 and 40% to the east along Rt. 68. They conducted capacity analysis calculations, and the combined traffic volume conditions result in less than one or two seconds of delay at all the intersections. They believe the road network can safely handle the traffic volume from this development. They have an application out to OSTA for revision to their current approval. They expect to receive an administrative decision.

Mr. Panico showed the architectural plans. The building will have one big open space with an office mezzanine. The original comments from the Town Engineer were addressed. They also addressed the Fire Department's concerns.

Chairman Seichter referred to the July 2nd memo from the Town Engineer. He asked if there was a response. Mr. Panico replied that he believes all the comments were addressed. Mr. Pagini confirmed that all the comments were addressed. Chairman Seichter asked if there were any conditions suggested by the Town Engineer. Mr. Pagini replied no. Mr. Panico stated that they welcome a condition that any additional comments from the Town Engineer be addressed. Chairman Seichter noted that there should be documentation that the issues were resolved, a final sign-off, or a statement that there are no conditions of approval.

PUBLIC COMMENT

None

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

Commissioner Venoit: Motion to close the public hearing for application #404-25 Special Permit (Warehouse)/Mulcahy/15 Sterling Drive.

Commissioner Fitzsimmons: second

Vote: Rivard – yes; Fitzsimmons – yes; Allinson – yes; Venoit – yes; Chairman Seichter – yes.

Commissioner Venoit: Motion to approve application #404-25 Special Permit for Mulcahy at 15 Sterling Drive for a Special Permit and Site Plan approval request to construct a 62,500 sq. ft. warehouse and associated parking on plans entitled “Proposed Site Improvements” dated November 12, 2024 and revised to July 7, 2025; subject to the following conditions:

- 1. Comments from the Environmental Planner, Erin O’Hare, dated July 11, 2025**
- 2. Comments from Senior Engineer, Tom Flannery, Water & Sewer Divisions, dated July 10, 2025**
- 3. Comments from the Town Engineer, Alison Kapushinski, dated July 2, 2025**
- 4. Comments from the Fire Marshal, Brian Schock, dated July 2, 2025, and July 9, 2025**
- 5. Excavation permit is required from the Department of Engineering for any work within the right-of-way.**
- 6. Operation & Maintenance Plan or Notice of said Plan, to be filed on Wallingford Land Records.**
- 7. Erosion and Sediment Control bond in the amount of \$9,500.00**
- 8. Six (6) copies of the final plans forwarded to the Planning & Zoning Office.**

Commissioner Fitzsimmons: Second

Vote: Rivard – yes; Fitzsimmons – yes; Allinson – yes; Venoit – yes; Chairman Seichter – yes.

The application is approved.

SITE PLAN APPROVALS

3. Site Plan/Connecticut Foodshare, Inc./2 Research Parkway #211-25

Commissioner Allinson read the correspondence into the record including: 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 25, 2025; Inspection Report from the Wallingford Fire Department, dated June 25, 2025; Memorandum from Erin O’Hare, Environmental Planner to Kevin Pagini, Town Planner dated July 3, 2025; and Site Plans dated May 8, 2025, revised to June 11, 2025.

Tino Rivero, Chief Operations Officer, CT Foodshare, 2 Research Parkway; Chris Pawlawski, PE, Civil 1 Inc.; and Mike Romano, Sentry Commercial.

Mr. Rivero provided some statistics proving the need for the expansion, including double-digit increases in the cost of food, rent, etc. They serve the whole state. They are at capacity in their current facility. The proposed expansion will support the growth in demand and make the operation safer.

Mr. Pawlawski showed the plans. The current facility was built in 2015 and is 67,000 sq. ft. In October 2024, they were granted several variances on the property, which have been filed on the land records. They propose 61 new parking spaces and a 34,000 sq. ft. addition in two parts on the east and west of the building. One entrance will be widened. A new entrance was added for trucks only on Joseph Carini Drive. The hours of operation are 7 am to 5 pm, but trucks are usually 6 am to 6 pm. All the trucks will use Joseph Carini Drive. There are no signage changes. The front of the building and the landscaping will remain the same. They received approval from Wetlands, Engineering, Fire, and Water & Sewer. One stormwater basin will be expanded to handle roof runoff. A new stormwater retention system with a sand filter will be added due to the increase in impervious surface. He reviewed the sediment control measures, lighting, and landscaping plan. They will upgrade the generator, but there is no modification to the existing utilities. A traffic report is not required, but they expect an additional 21 trips during the AM peak and 23 in the PM peak hours. This won't impact the level of service in the area. They did traffic counts in the area. The sight distances meet requirements. He noted that the existing traffic signal at the Research Parkway driveway is in a permanent flashing status until the Bristol Myers property is developed. He showed the architectural plans. The dry goods section is expanding, a garage added, and there will be additional upstairs office space. There will be an expansion of the refrigerator cooler section, an enlarged sortation room, and a new salvage room. Both will be built on a concrete slab. He thanked the staff.

Commissioner Rivard asked about the change to the traffic flow. Mr. Pawlawski replied that it will be about 20 more trips in peak hours.

Mr. Pagini stated that it is a well put-together proposal. He noted that they indicated they would like to ask for a reduction or waiver of the application fee since they are a non-profit. Mr. Pawlawski officially requested the waiver on behalf of the applicant. Chairman Seichter replied that his only concern is that we have a lot of non-profits in town and want to be fair. He asked for input from Commission members.

PUBLIC COMMENT

None

Commissioner Allinson stated that he appreciates the work of CT Foodshare, but if we waive the fees for one not-for-profit, we have to do it for all. Mr. Rivero withdrew the request for the fee waiver.

Commissioner Rivard asked if we had done this before. Mr. Pagini replied that the Commission has rescinded the fee two or three times, and they were not always non-profits. Chairman Seichter asked for a list of which applications received the waiver.

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

Commissioner Venoit: Motion to approve application #211-25 Site Plan for CT Foodshare at 2 Research Parkway for a Site Plan approval request to construct a 34,243 sq. ft. addition and additional parking spaces at an existing warehouse facility on plans entitled "Proposed

Building Expansion” dated May 1, 2025 and revised to May 29, 2025; subject to the following conditions:

- 1. Comments from Environmental Planner, Erin O’Hare, dated July 3, 2025**
- 2. Comments from Senior Engineer, Tom Flannery, Water & Sewer Division, dated May 27, 2025**
- 3. Comments from Town Engineer, Alison Kapushinski, dated June 25, 2025**
- 4. Comments from the Fire Marshal’s office, dated June 24, 2025**
- 5. Excavation permit is required from the Department of Engineering for any work within the right-of-way.**
- 6. Operation and Maintenance Plan or Notice of said Plan, to be filed on Wallingford Land Records.**
- 7. Erosion and Sediment Control bond in the amount of \$12,500.00**
- 8. Six (6) copies of the final plans forwarded to the Planning and Zoning Office.**

Commissioner Fitzsimmons: Second

Vote: Rivard – yes; Fitzsimmons – yes; Allinson – yes; Venoit – yes; Chairman Seichter – yes.

The application is approved.

4. CT General Statute 8-30g – Site Plan/Next Gen Development LLC/100 South Cherry Street (Continued from 06/09/2025) #210-25

Commissioner Allinson read the new correspondence into the record including: Final Affordability Plan dated July 2025; email from Kevin Pagini, Town Planner to Vetan Alimi and Dave Nafis, dated June 17, 2025; email from Kevin Pagini, Town Planner to Dave Nafis, dated July 1, 2025; email from Brian Schock, Fire Marshal, to Cherie Murchison and Kevin Pagini, Town Planner, dated July 2, 2025; email from Thomas Flannery, Senior Engineer, Water & Sewer, to Cherie Murchison, Planning Office, dated July 3, 2025; memorandum from Janis Small, Corporation Counsel to Kevin Pagini, Town Planner and the Planning & Zoning Commission dated July 14, 2025; email from Alison Kapushinski, Town Engineer, to Kevin Pagini, Town Planner dated July 11, 2025; and revised Site Plans dated July 9, 2025.

Chairman Seichter stated that he doesn’t anticipate action on the application tonight due to the Town Engineer’s July 11th memo.

Samuel Sargeant, Lazarus & Sargeant, Architects, Vetan Alimi, one of the partners who owns the property, and Dave Nafis, Civil Engineer, Nafis & Young Engineers, Northford, presented.

Mr. Sargeant explained that there will be 66 affordable units. The intent of the project is to meet the need for affordable housing.

Mr. Nafis explained that there will be four buildings with 26 units, 20 units, 14 units, and 6 units. 50% of the units will be one-bedroom townhouses and 50% will be one-bedroom flat apartments. There are 5

handicapped spaces that can be relocated to the appropriate units. The dumpster is in a separate parking space. The one-way entrance is off Ward Street. The entrance at South Cherry Street will be two-way. The roadway will be wide enough for a fire truck. The site is sand and gravel, so they will put in catch basins that go into an infiltration system. They will maintain everything on-site. There is not much room for landscaping. They will put up fencing so headlights won't affect other properties. There are 5 ft. side yards and an 8 ft. front yard on Ward Street. Little excavation is needed. For traffic, they expect 38 AM trips and 36 PM trips at peak hours.

Mr. Sargeant stated that the site is surrounded by industrial and a large R-6 zone. They were asked to create a high-density project for the property. The applicant worked closely with Mr. Pagini. They hope that the R-6 zone is extended through this site. It is an isolated site, adjacent to the rail line. The proposal allows the maximum number of residential units. They will be three-story units with one-bedroom apartments on the ground floor and two-level townhouses above. They will install sound buffers at the end of the buildings near the railroad tracks. As time goes on, they may incorporate other properties.

Commissioner Fitzsimmons asked if the front door is facing Ward Street. Mr. Sargeant stated that the front doors face the parking lot. Commissioner Fitzsimmons asked if the front doors on the building facing Ward can be on that side. There is a regulation that the primary entrance faces the roadway. Mr. Alimi stated that they tried to minimize the number of units affected by the train tracks. He added that they will reorient the doors of the smallest building to face Ward Street.

Commissioner Sanders asked if the regulations for Middle Housing were considered. Mr. Alimi replied that the team tried to go in that direction, but complications steered us to the 8-30g instead. This was partly due to the delays that would have resulted due to variances, etc. He offered to go back and see if they could make it work. There are only a few regulations that they didn't meet. Those would need to be done as variance requests that would delay the project. Commissioner Sanders noted that it looks like there will be just over 30% or 20 'affordable' units. He encouraged them to set aside more. Mr. Alimi stated that he intends to purchase the remaining properties and develop more affordable housing. So there will be more applications. He expects a total of 100 or 105 units and may be able to go up on the number of affordable units.

Chairman Seichter asked about the note on the plan to raze the garage on 110 Cherry Street. Mr. Nafis replied that it was on the original plan, and they neglected to take it off. Chairman Seichter asked about the height of the fences. Mr. Nafis replied that some properties already have 6-8 foot fences. They will do something similar in vinyl. Chairman Seichter stated that the height should be consistent.

Mr. Sargeant added that the owner is in negotiations with the adjacent property owners.

Chairman Seichter stated that this will improve the site and be a benefit to the town. He wants to hear from the Engineering Department and would like to see a landscape plan. He asked them to find a way to add green space. Chairman Seichter added that the Middle Housing regulations don't take

affordability into account. This provides affordable housing. He asked them to include a calculation for the two-bedroom units as well.

Mr. Pagini agreed that clarification is needed on the two-bedroom units.

PUBLIC COMMENT

Rep. Mary Mushinsky, 188 South Cherry Street, stated that we really need buildings like this. She is pleased the Commission has been responsive. This application is making good progress. Hopefully, the soundproofing works.

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

Commissioner Venoit: Motion to continue application #210-25 CT General Statute 8-30g – Site Plan/Next Gen Development LLC/100 South Cherry Street to the August meeting.

Commissioner Fitzsimmons: Second

Vote: Rivard – yes; Fitzsimmons – yes; Allinson – yes; Venoit – yes; Chairman Seichter – yes.

The application is approved.

EXECUTIVE SESSION

- 5. Executive Session pursuant to General Statutes §1-225(f), §1-200(6)(B), and §1-210(b)(10) to discuss pending litigation in the matter of Sunwood Development Corp. vs. Planning and Zoning Commission.**

Commissioner Venoit: Motion to move to Executive Session for General Statutes §1-225(f), §1-200(6)(B), and §1-210(b)(10) to discuss pending litigation in the matter of Sunwood Development Corp. vs. Planning and Zoning Commission at 9:50 pm.

Commissioner Fitzsimmons: Second

Vote: Unanimous

Commissioner Venoit: Motion to come out of Executive Session at 10:22 pm.

Commissioner Fitzsimmons: Second

Vote: Rivard – yes; Fitzsimmons – yes; Allinson – yes; Venoit – yes; Chairman Seichter – yes.

PUBLIC DISCUSSION

- 6. Sign Permit Fee**

Mr. Pagini explained the request. The new sign regulations have removed the fee for re-facing of signs. He suggested doubling the permit fee to \$200 to replace some of the revenue. He asked the Commission to think about this.

Commissioner Rivard asked how much revenue has been lost. Mr. Pagini estimated that 75% of the applications were for re-facing. He agreed to provide the numbers.

Commissioner Venoit asked how we compare to other towns. Mr. Pagini replied that our fees are similar, but he can look at the surrounding towns.

Chairman Seichter asked Mr. Pagini to put the request in a memo.

REPORTS OF OFFICERS AND STAFF

- 7. Administrative Approvals – noted as approved**
 - a. 600 North Colony Rd/Keystone Novelty Distributors, LLC #213-25**
 - b. 40 Carpenter Lane/Abel Womack, Inc. #215-25**
 - c. Twin Pines Dr/Carbone #216-25**
 - d. 49 Old Lane Rd./DeLuca #RA-25-01**
- 8. ZBA June Decisions – no comment**
- 9. ZBA Notice of July 21, 2025 – no comment**

ADJOURNMENT

Commissioner Venoit: Motion to Adjourn the Wallingford Planning and Zoning Commission for Monday, July 14, 2025, at 10:25 pm.

Commissioner Fitzsimmons: Second
Vote: Unanimous

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary