

**Wallingford Planning & Zoning Commission**  
**Regular Meeting**  
**Monday, December 8, 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; Jeffrey Kohan, Regular Member; Joseph Sanders, Alternate; Bryan Rivard, Alternate; and Kevin Pagini, Town Planner.

Consideration of Minutes – November 10, 2025, Regular Meeting

**Commissioner Venoit: Motion to approve the Minutes of Monday, November 10, 2025, Meeting of the Wallingford Planning and Zoning Commission as submitted.**

**Commissioner Fitzsimmons: Second**

**Vote: Unanimous to approve.**

**PUBLIC HEARINGS**

**2. Special Permit/City of Meriden/143 Hanover Street #405-25**

Commissioner Allinson read the legal notice and noted the correspondence. #405-25 Special Permit request for the City of Meriden to operate a material storage area at the south end of the Meriden Markham Airport – R18 Residential District. Correspondence included the application; email from Brian Ennis, City Engineer, City of Meriden to Wallingford Planning and Zoning Commission, dated 10/24/25; Interoffice Memorandum from Thomas Flannery, Senior Engineer, Wallingford Water & Sewer to Kevin Pagini, Town Planner, dated 10/30/2025; Memorandum from Erin O'Hare, Environmental Planner to Kevin Pagini, Town Planner dated 11/24/2025; email from Alison Kapushinski, Town Engineer to the Planning and Zoning Commission dated 12/4/2025; letter from Vincent Long, Wildlife Division, DEEP to Brian Ennis, City of Meriden, received 12/5/2025; and letter from Robert Baltramaitis, P.E., DPW Director, to Planning & Zoning Commission dated 12/8/2025.

Chairman Seichter noted that Commissioner Venoit will abstain from discussion and voting due to a conflict, and Commissioner Sanders will vote instead.

Brian Ennis, City Engineer, City of Meriden, Tim Talento, Highway Service Manager, and John Lawlor, Public Works Director, presented. Mr. Ennis used a PowerPoint presentation and explained that they need an area to store materials for public works that they will be purchasing from a supplier in Deep River. They no longer have a local supplier for their stone, sand, etc. The property at 143 Hanover Street

is owned by Meriden, but is in Wallingford. It is at the south end of the airport in the aquifer protection area. The property is very flat, and the soil is sandy. Most runoff percolates into the ground, but there may be some runoff to the wooded area to the north. That area will be protected by a sedimentation control system. The material will be stored in concrete block bins that will be 40 ft. by 30 ft. Materials include sand, topsoil, processed aggregate, broken stone, and millings. The bins will be backed by wood chip berms. All the materials will be used in Meriden. There is one access gate off of Hanover Street. All truck traffic will go up Hanover into Meriden, not into Wallingford.

Chairman Seichter asked what had been done so far without the permit. Mr. Ennis replied that all the construction has been done. The Public Works department was not aware that they needed a permit from the Town of Wallingford.

Mr. Pagini explained that he met with the two Mayors and reviewed the project to determine that a Special Permit was needed. Inland Wetlands inspected the site. The City of Meriden started the project without a permit.

Chairman Seichter asked if the berm is already completed and the bins with product are there. Mr. Ennis replied Yes. Chairman Seichter asked for clarification of the rectangle with the dotted line in the plan. Mr. Ennis responded that it is the processing area for screening. The perimeter is where the bins are. He clarified that the berm is along the back of the storage area. Chairman Seichter asked how many bins would be constructed. Mr. Ennis replied that they asked for a maximum of 33 to accommodate a maximum of 15,000 cubic yards of material. Each bin will hold 450 to 500 cubic yards.

Commissioner Rivard asked how close the nearest residential property is and what the frequency of trucks accessing the area is. Mr. Ennis replied that the closest house is 450 feet away, and others are 700 feet or more away. There is a decent buffer. Mr. Talento stated that they will be there at most two times a week, maybe more in the spring. Commissioner Rivard asked about other activities on the site. Mr. Lawlor replied that there will be screening machines. He noted that the rectangular area is not a structure, but a processing area. He also clarified that the plan is for a total of 13 bins. Commissioner Rivard asked about the noise caused by the sifting machine. Mr. Lawlor stated that the machine is only used for one week a year and is rented. He stated that it would only be used during the day. Commissioner Rivard asked if this would be a permanent or temporary facility. Mr. Lawlor replied that they intend to use it as long as possible.

Commissioner Kohan asked if there would be a cover on the bins to avoid sand or other material blowing into the neighborhood. Mr. Lawlor replied that there are no covers. The material is a larger aggregate and will not blow. They do have dust control efforts. Commissioner Kohan asked why they did not use the nearby landfill. He also asked how the bins would be screened from neighbors in the winter when the trees don't have leaves. Mr. Lawlor replied that the sloped berms are planted with grass, so the bins are not visible from the road.

Commissioner Fitzsimmons asked why they are here now after the work has been completed. Mr. Lawlor replied that they came because they were notified by the Town of Wallingford. A lot of the material has been there for more than 10 years. Now they are organizing it for better storage. Once they were aware that a special permit was required, they engaged with the Town. Commissioner Fitzsimmons asked about the total property. Mr. Ennis replied that the airport takes up a total of 117.4 acres, with 107 of those in Wallingford, and this area takes up 3.5 acres. He confirmed that the City does pay taxes to the Town of Wallingford. Commissioner Fitzsimmons asked if they had received the application for the Aquifer Protection activity. Mr. Ennis replied Yes. None of their activity triggers an Aquifer Protection Application, as there will be no fueling and no chemicals, just soil, stone, etc. Commissioner Fitzsimmons asked about hours and if it would only be City employees on site. Mr. Ennis replied yes, only City employees and the usual hours of operation would be 6:30 am to 2:30 pm. He expected the earliest they would be accessing the property would be 7:15 am. Commissioner Fitzsimmons asked why there was no bond in the suggested Motion. Mr. Pagini replied that it was because the work was already done. The Commission can require one. Commissioner Fitzsimmons suggested a \$5,000 bond due to the aquifer.

Commissioner Allinson asked what would happen if the application were denied. Mr. Pagini replied that there would be an appeal period, and then it would go to court. If there were no appeal, they would be in violation and could reapply. It's possible we could fine them. He reported that the Mayor offered the City of Meriden the Special Permit application before any violations were considered. Commissioner Allinson noted that the Environmental Planner in the November 24<sup>th</sup> correspondence referenced prior Inland Wetland permitting for this property, which included DEEP protocols relative to the protection of two species occurring on the property. Due to ongoing activities, natural conditions have considerably altered in those areas. The presence of the turtle and the plant species no longer occurs in the area. The Environmental Planner made recommendations regarding these species. Mr. Ennis noted that the letter from the CT Dept. of Environmental Protection dated 12/5/25 stated that there are no species of concern on the property. Commissioner Allinson asked if they had noticed any of the protected species. Mr. Ennis replied no. Commissioner Allinson asked what type of millings would be stored there. Are they considered clean or not, and how would they ensure that all millings are clean? Mr. Lawlor stated that he is not familiar with clean versus dirty millings. The milled aggregate they will store is from road restoration. This will be temporary storage until the millings are used in the City. Commissioner Allinson asked if the millings are from previous public works jobs. Mr. Lawlor replied yes and that they do not take millings from private property. The millings would usually be from roads. They have not milled any municipal lots recently.

Commissioner Sanders noted that CT doesn't classify asphalt millings as clean fill anymore. He referred to the memo from Mr. Flannery from Water and Sewer, who states that hazardous chemicals and road salt cannot be stored on this site. He stated that there is some concern with leaching from asphalt millings and asked if there has been any discussion with DEEP. He suggested not allowing milling to be stored there until we can be certain. Mr. Lawlor stated that he is not familiar with millings being considered not clean. Mr. Ennis stated that the definition they are using is for clean fill. IT does not define the millings themselves. The City will not be filling on this site, just storing.

Chairman Seichter asked if the landfill was considered as a location for this. Mr. Lawlor replied that it has wetland implications, and a large amount of the material has already been at the site for a while. Chairman Seichter asked how much work at the site had been done since they were notified of the need for a permit. Mr. Lawlor stated that as soon as they were notified, they started working on the application and a plan. It was sometime in the summer. He added that they understood that they could continue to store materials there. At the time, they were in the process of screening material and finished that week. Chairman Seichter asked when the last activity on the site was. Mr. Lawlor replied that they moved some concrete block material there this week.

Mr. Pagini stated that the town was notified of the activity on the site in June or July. He met with the City, public works, the Mayor, these gentlemen, and Inland Wetlands. They discussed the permit process and aquifer protection. He met with Water and Sewer, and they came to the conclusion that though unclear, the fill was not hazardous as defined by the aquifer protection regulations. We can get an opinion from the DEEP if the Commission wants. They were aware they should not ramp up operations, but were allowed to finish what they were doing while waiting for the application. They were notified, but no violation was issued. Mr. Ennis noted that it was not their understanding that they were not to perform any activity while the application was in process. Chairman Seichter asked if that is normal in Meriden.

#### **PUBLIC COMMENT**

Bob Jakes, of Hanover Street, stated that they are here tonight because they were caught. They've been doing that operation for a while. He noted that street sweepings will be brought there and turned into mulch, and there will be a smell. He noted that trucks picking up on the east side of Meriden will come down Broad Street and Oak Street because it's a shortcut to Rt. 68. Traffic is horrendous now. He stated that Meriden has been a bad neighbor with the landfill, the sewage plant, and the nursery. He stated that he believes the runway has been extended because planes are now flying lower and are bigger.

Dan LaBell, 7 Chimney Hill Road, stated that the number of planes has increased, and the noise is so bad that he needs earplugs. Why bring Meriden into Wallingford? There are plenty of places in Meriden where they can do this stuff. The sewage plant is there. There are motorcycles in the landfill. There is too much noise now. He's fed up with the noise. This is a residential area.

Domenic Ragotsini, 2 Oak Street, Yalesville, stated that the bins are not even 20 feet from Hanover Street. They hear the noise of the screening machine and trucks being loaded and unloaded. There is dirt on the road and mud everywhere. Trucks going through Rt. 68 and Hanover Street shook the houses and damaged his pipes. He added that Wallingford needs to take better care of its property there. He noted that they work until 10 pm and have big spotlights. The milled material will have oil and petroleum in it. This is a residential area.

Diane LaBell, 7 Chimney Hill Road, questioned the effect of this on her taxes and the start and end times for the trucks. The planes start at 5:30 or 6 am. She stated that they live 350 feet from this operation. She asked if they could promise to wait to start at 9 am. Six am in a residential area is not acceptable. It starts with 13 bins but will grow. She is concerned with noise, traffic, and safety.

Mike DiGenaro, 128 Grove Street Extension, stated that while they were preparing the site work, he listened to dump trucks, excavators, and more throughout the summer. His house is elevated, and he can see that Casertano's gate is never closed. Tractor-trailers are in and out of there 24/7 during the growing season. He stated that he was against the new hangars, and they have increased traffic due to them. The airport doesn't bother him, but now there is extra traffic, and they will add more. He asked who would enforce trucks going only through Meriden. He asked the Commission to reject the application.

Halina Hribko, 1 Bailey Avenue, Wallingford. They are trying to ruin our neighborhood. Taxes just went up. Please deny this application.

Michael Pogorzelski, 158 Chimney Hill Road, stated that he moved there earlier this year. He thanked Commission members for asking questions about the millings. He noted that they have well water and are concerned. The City can't verify where the stuff has come from and whether it is considered hazardous. The material should be treated to the highest standards because chemicals will leach into the aquifer. He agreed that trucks would take the most convenient route through the neighborhood.

Mr. Lawlor responded that the City understands the concerns and feels they have been addressed. The plans acknowledge that this should have been done sooner. They are not trying to shirk their responsibilities. They want to be good neighbors. The City is trying to be better environmental stewards by reusing and repurposing things. They need to be able to lay material down, screen, process, and reuse material. They have allowed Wallingford to participate.

Chairman Seichter noted that they have control over the City employees, but what about vendor trucks? Mr. Lawlor replied that though they are buying materials from an out-of-town vendor, it will only be transported in City trucks, so they can control the route.

Commissioner Fitzsimmons asked about the supplier. Mr. Lawlor replied that there will be materials from the vendor as well as their own projects. Commissioner Fitzsimmons asked if municipalities other than Wallingford can access this material. Mr. Lawlor replied no. Commissioner Fitzsimmons asked if they would agree to provide a Truck Route map as part of the application. Mr. Lawlor offered a policy for the department with the route instead of a map, as it will be more encompassing. Commissioner Fitzsimmons asked if excess snow would be brought here. Mr. Lawlor replied no, but accepted a condition not to use it for snow storage. Commissioner Fitzsimmons asked about hours of operation. Mr. Lawlor replied that they will stay within the noise ordinance requirements, which are 7 am to 3 pm. They won't be there before 7 am, and the latest they have ever worked is 5 pm. Commissioner Fitzsimmons asked what the maximum amount of material is that can be stored there. Mr. Lawlor

replied 15,000 cubic yards. That will be to the crest of the bins but not over the fence. Commissioner Fitzsimmons noted that the zoning regulations state that the special permit expires in one year, so they will have to reapply next year. Mr. Lawlor replied that he was not aware of that.

Commissioner Rivard asked if the sifting operation has been ongoing at the site or if it is new. Mr. Lawlor replied that the screening operation will happen for a week or two a year. The screening machine is rented. They have a small one that likely wouldn't be used there.

Chairman Seichter stated that he had concerns about the hours and the noise. He acknowledged that the airplanes are not part of this application. How much of an impediment would it be to start at 8 or 9 am instead of 7 am? Mr. Pagini clarified that the noise ordinance says 7 am. Mr. Lawlor agreed to start at 8 am instead. He asked if the approval could be for more than a year because the work will take longer. Chairman Seichter replied that since it is in the regulation, it can't be extended. He clarified that they agree to start no earlier than 8 am and end at 3 pm. Mr. Lawlor replied Yes.

Commissioner Kohan asked if the 15,000 cubic yards is what will be on site all the time, or if it is the maximum. Mr. Lawlor replied that it is the maximum. They have no intention of storing that much material. He noted that there will be capacity for Wallingford to store there. Commissioner Kohan noted that Wallingford had a storage area that expanded over the years. How can we make sure this site won't keep expanding? Mr. Ennis stated that they are already at the fence line, and they can't get closer to the runways.

Mr. Lawlor stated that the City regrets that it didn't come to the Town sooner.

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

**Commissioner Fitzsimmons: Motion to close the public hearing for application #405-25 Special Permit for City of Meriden at 143 Hanover Street**

**Commissioner Kohan: second**

**Vote: Kohan – yes; Fitzsimmons – yes; Allinson – yes; Sanders – yes; Chairman Seichter – yes.**

**Commissioner Fitzsimmons: Motion to approve a Special Permit for City of Meriden - Public Works, application #405-25 for a Special Permit request for excavation and filling of land for material storage at 143 Hanover Street on plans entitled "Special Permit Application – Material Handling Area" dated 8/20/2025, subject to:**

- 1. Comments from Town of Wallingford Environmental Planner, Erin O'Hare, dated 11/24/2025**
- 2. Comments from Senior Engineer, Tom Flannery, Wallingford Water & Sewer Division, dated 10/30/2025**

3. That an anti-tracking pad construction entrance is added to the final site plans to ensure that no dust or dirt is being tracked onto Hanover Street
4. Six (6) copies of the final plans forwarded to the Wallingford Planning and Zoning office
5. Posting of a \$5,000 erosion and sediment control bond
6. The limit on the amount of stored materials at the site is to be limited to 15,000 cubic yards of fill
7. No snow removal or snow storage is allowed on the site
8. Hours of operation agreed to and limited to 8 am to 3 pm Monday through Friday, with no weekends or holidays
9. The renewal of the permit is to be requested before December 1, 2026
10. Applicant to provide the Town of Wallingford Planning and Zoning Office a detailed truck traffic plan outlining the preferred route to avoid any trucks using any roadway in Wallingford within 60 days of this approval.

**Commissioner Kohan: second**

**Vote: Kohan – yes; Fitzsimmons – yes; Allinson – yes; Sanders – yes; Chairman Seichter – yes.**

The application is approved.

## **PUBLIC DISCUSSION**

### **2. Plan of Conservation and Development introduction by consulting firm Colliers Engineering and Design**

Jacob Robinson, a city planner with Colliers Engineering and Design, presented using a PowerPoint presentation. He is the Project Manager for the upcoming POCD review process. He will work with the Project Team, which is responsible for project management, delivery, and coordinating with stakeholders. His company will be the primary point of contact and lead community engagement activities. He stated that they just had a steering committee meeting earlier today. The Plan is required by the State to be updated every 10 years. The POCD primarily determines future land use but also includes transportation, housing, open and recreational space. He reviewed the process, which has three main parts: community visioning, sound analysis to inform decision making, and planning a future for Wallingford. The current POCD will sunset in June, so the timeline is to do the planning over the next four months and submit the plan to the Commission 65 days before it is adopted in late May. He reviewed the differences between the previous approach and the proposed approach. Next steps include a public meeting later this week, stakeholder meetings, public engagement events, and an existing conditions analysis. The draft recommendations will be presented in February or March.

Chairman Seichter asked about the notice for the first public meeting. Mr. Robinson replied that they have used social media, emails to list serves, and posted flyers. The planning process just started 2 or 3 weeks ago. He agrees that the planning process is abbreviated. There will be advertising for the second public meeting.

Commissioner Fitzsimmons asked when the firm was retained by the Town. Mr. Robinson replied that they are still working on the contract. Mr. Pagini added that the RFP was done on September 30<sup>th</sup>. Commissioner Fitzsimmons stated that the timetable is unrealistic. We need to notify the State that we will need an extension. This is too important to condense to meet the June deadline. He noted that the new housing bill needs to be incorporated. Mr. Robinson agreed that it is a very abbreviated timeline and that he and Mr. Pagini will reach out to the State. Commissioner Fitzsimmons stated that the Commission would like monthly updates.

Commissioner Rivard asked about updating the demographic and market assessment and how that might influence areas of focus. Mr. Robinson replied Yes. Commissioner Rivard stated that it is better to make it high quality, do it right, and take the time needed. He would like to see the stakeholder list. Mr. Robinson replied that he welcomes anyone who wants to provide feedback.

Commissioner Allinson stated that the Commission is familiar with the POCD and how the planning is done. We need information geared to regulations and specific timelines. This presentation was way too broad. He asked for more specifics. He also asked that the public document not be called a Master Plan. That is not inspirational.

Mr. Pagini stated that he doesn't agree that a longer period is better. Seven to eight months should be enough. A lot has been done behind the scenes already.

### **BOND RELEASE**

#### **3. Ferti Technologies/155 East Street**

**Commissioner Venoit: Motion to release the bond for Ferti Technologies at 155 East Street.**

**Commissioner Fitzsimmons: second**

**Vote: Unanimous**

#### **4. & 5. Sunwood Development Corp./288 North Main Street and 292 North Main Street**

**Commissioner Venoit: Motion to release the bonds for Sunwood Development Corp. at 288 North Main Street and 292 North Main Street**

**Commissioner Fitzsimmons: second**

**Vote: Unanimous**

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

#### **6. Administrative Approvals – noted as approved**

**330 North Colony St./Kollie \$313-25**

#### **7. ZBA November Decisions – no comment**

#### **8. ZBA Notice – No December Meeting**

**ADJOURNMENT**

**Commissioner Venoit: Motion to Adjourn the Wallingford Planning and Zoning Commission for Monday, December 8, 2025, at 8:55 pm.**

**Commissioner Fitzsimmons: Second**

**Vote: Unanimous**

Respectfully submitted,  
Cheryl-Ann Tubby  
Recording Secretary