

**Wallingford Planning & Zoning Commission**

**Regular Meeting**

**Monday, January 12, 2026**

**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; Stephen Allinson, Secretary; James Fitzsimmons, Regular Member; Jeffrey Kohan, Regular Member; Joseph Sanders, Alternate; Cheryl DeGenova, Alternate; and Kevin Pagini, Town Planner.

Chairman Seichter welcomed new Commissioner DeGenova.

Consideration of Minutes – December 8, 2025, Regular Meeting

**Commissioner Fitzsimmons: Motion to approve the Minutes of Monday, December 8, 2025, Meeting of the Wallingford Planning and Zoning Commission as submitted.**

**Commissioner Kohan: Second**

**Vote: Unanimous to approve.**

**Presentation**

Mayor Cervoni read a proclamation declaring January 12, 2026, as Jim Seichter Day and thanked him for his service on the Planning & Zoning Commission.

Proclamation: Whereas the Town of Wallingford proudly recognizes Jim Seichter, lifelong resident, whose contributions have enriched our community for decades and whereas Jim graduated from Lyman Hall High School in 1967 where he played basketball and soccer and later earned his degree from Ryder University continuing his athletic pursuits on the basketball team; and after college Jim served in the Peace Corps in the Philippines at Grace Park Bank then returned to the US for a successful banking career with Colonial Bank, Bank Boston, UBS Capital Business Credit and Bennington Partners; and whereas following retirement, Jim continued his commitment to public service volunteering with the Town's Registrar's Office and the Parade Committee; and whereas Jim began serving on the Planning and Zoning Commission on January 30<sup>th</sup>, 1996, as Chairman since 2010, he has provided thoughtful leadership while ensuring every application was carefully considered. Now, therefore, I, Mayor of this Town of Wallingford, do hereby proclaim January 12, 2026, as Jim Seichter Day in our community. The Town of Wallingford extends its heartfelt gratitude to Jim for his years of dedication, service, and leadership, and wishes him joy, fulfillment, and success in his future endeavors.

Commissioner Fitzsimmons thanked Chairman Seichter for his service, deep knowledge, commitment to the Town, vision, and dedication for many years. His contributions made a difference. Thank you for your service to the Town of Wallingford.

Chairman Seichter stated that he appreciated the kind words and that it had been a pleasure to serve. He was proud that the Commission's decisions were never based on politics but on what was best for the Town.

#### **PUBLIC HEARINGS**

##### **1. Text Amendment to amend the definition of yard, front in Section 2.2, and the removal of Section 4.6.E. – CB Commercial District #904-25**

Commissioner Allinson read the legal notice and noted the correspondence. Application #904-25 – Text Amendment to amend the definition of yard, front in Section 2.2, and the removal of Section 4.6.E. – CB Commercial District. Correspondence included the application, the proposed amendment dated December 10, 2025, letter to Town Clerk of Cheshire, Durham, Hamden, City of Meriden, Town Clerk of Middlefield, North Branford, and North Haven from Kevin Pagini, Town Planner dated December 12, 2025; the prior version of the amendment dated December 10, 2025 with marked changes and the revised amendment dated January 6, 2026.

Chairman Seichter announced that Commissioner Sanders will be voting in the absence of Commissioner Venoit.

Mr. Pagini explained that the current definition of yard, front requires corner lots to have two front yards. A workshop was held on this topic on October 15, 2025. The amendment requires that the primary street address of the lot be considered the main front yard, and the secondary street frontage will be a side yard. The proposal allows the Town Planner and/or the Land Use Specialist to make a determination in unique circumstances. This lessens the burden on the property owner. He noted that the second item is to delete 4.6.E, which was recommended by the Law Department. This is not enforceable and has not been used. It applied to CB and CA -12 districts. We generally require a variance instead.

Commissioner Allinson clarified that if we run into unique circumstances, we make it part of the record that the Town Planner intervened.

#### **PUBLIC COMMENT**

Rob Blanchard, 39 Curtis Avenue, asked about the impetus for the change. Mr. Pagini replied that the Law Department recommended it due to a series of events. Mr. Blanchard stated that this is now creating a side yard, and that creates a rear yard as well. He gave photos of examples of a patio on the corner of Curtis and North Main to the Commission members. If this had been a shed instead of a patio, it would have been right next to the sidewalk and the neighbor's driveway. This would be a safety issue due to sight lines and an aesthetic issue. He opposes the amendment as it was not well thought out. He

noted that he is only aware of seven applications in the past three years that were affected by this regulation. He believes the Zoning Board of Appeals should continue to review these requests.

Chairman Seichter stated that these are good points. The Commission had good intentions but agrees there are unanticipated consequences.

Commissioner Fitzsimmons stated that those with corner lots have the burden of two front yards. He agreed that the Commission needs to do more work on the text amendment. He is in favor of further discussion.

Commissioner Allinson suggested something could be added to address side and rear yard setbacks. The ZBA would still need to do a variance in the example.

Commissioner Sanders agreed. He asked if setbacks from sidewalks might help.

Chairman Seichter stated that these are good suggestions. He suggested continuing the hearing to allow additional input.

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

**Commissioner Fitzsimmons: Motion to continue the public hearing for application #904-25 Text Amendment to amend the definition of yard, front in Section 2.2, and the removal of Section 4.6.E. – CB Commercial District to a future meeting.**

**Commissioner Kohan: second**

**Vote: Unanimous**

**BOND RELEASES**

**2. EG America Group/906 North Colony Road**

Mr. Pagini reported that this is the Cumberland Farms property, which was completed in 2017 and can be released.

**Commissioner Fitzsimmons: Motion to release the bond for EG America Group/906 North Colony Road as recommended by the Town Planner.**

**Commissioner Kohan: second**

**Vote: Unanimous**

**REPORTS OF OFFICERS AND STAFF**

**3. Administrative Approvals – noted as approved**

**a. 81 Meadow St./Michaels #RA-25-04**

- b. **221 South Colony St./Perretta #226-25**
- 4. **ZBA December Decisions** – no meeting in December
- 5. **ZBA January Notice** – no comment

**ADJOURNMENT**

**Commissioner Fitzsimmons: Motion to Adjourn the Wallingford Planning and Zoning Commission for Monday, January 12, 2026, at 7:30 pm.**

**Commissioner Kohan: Second**

**Vote: Unanimous**

Respectfully submitted,

Cheryl-Ann Tubby

Recording Secretary