

Wallingford Zoning Board of Appeals

January 20, 2026

7:00 p.m.

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

Minutes

Present: Joseph Rusczeck, Chairman; Board Members: Bruce Conroy; Thomas Wolfer; Karen Raddatz; Robert Gross; Tracy Becker; and Amy Torre, Zoning Enforcement Officer.

Chairman Rusczeck called the meeting to order at approximately 7:00 p.m. The Pledge of Allegiance was recited.

Voting members tonight are *Conroy, Wolfer, Raddatz, Gross, and Chairman Rusczeck*.

Chairman Rusczeck noted that tonight's decisions will be published in the Record-Journal on Friday, January 23, 2026. The effective date of your variance will be Friday, January 23, 2026, the date a certified copy is recorded on the land records. The statutory 15-day appeal period will expire on Sunday, February 8, 2026. If you commence operations and/or construction during the appeal period, you do so at your own risk.

Chairman Rusczeck announced that the following application would be continued to next month. There will be no action tonight.

1. #26-001 – Variance Request/Bear Industries, LLC/3 Fairfield Boulevard, Continued to February

PUBLIC HEARINGS

2. #24-002/Special Exception Request/Bracale/16 Wayne Road

Ms. Raddatz read the staff notes into the record. The applicant seeks a Special Exception Approval for a total garage area of 1,040 sq. ft., where 936 sq. ft. maximum is permitted, and 312 sq. ft. exists to construct a 728 sq. ft. detached garage (104 sq. ft. additional area request) at 16 Wayne Road in an R-18 District. The proposed detached garage is height and location-compliant. Additionally, the parcel is located at the end of a cul-de-sac and abuts 45 acres of Town property to the rear, rendering it screened from most views.

Anthony Bracale explained that they are putting in a two-car garage for personal storage. He clarified that there will be no commercial activity.

Hearing no public comment, Chairman Rusczeck closed the public hearing and asked for discussion or possible action.

Mr. Wolfer: Motion to approve #24-002 Special Exception Request for total garage area of 1,040 sq. ft. at 16 Wayne Road as shown on Limited Property Boundary Survey, Zoning Location Survey, Land of Anthony E. Bracale and Michelle L. Bracale, 16 Wayne Road, dated 11/26/2025, and submitted documents received 12/11/2025.

Mr. Conroy: Second

Vote: Gross – yes to approve; Conroy – yes to approve; Wolfer – yes to approve; Raddatz – yes to approve; and Chairman Rusczeck – yes to approve.

The application is approved.

3. #24-003/Special Exception Request/Olszewski/132 Chimney Hill Road

Ms. Raddatz read the staff notes into the record. The applicant seeks a Special Exception Approval for a total garage area of 2,000 sq. ft., where 974 sq. ft. maximum is permitted, and 600 sq. ft. exists to construct an attached 2,000 sq. ft. garage at 132 Chimney Hill Road in an RU-40 District. The existing 600 sq. ft. garage is to be converted into a living area, and an 8 ft. x 8 ft. addition is proposed to connect the dwelling to the attached garage. Section 6.2 of the Zoning Regulations considers a garage attached if the building area or connection does not exceed 8 ft. The proposed connecting building addition is the maximum allowed, or the proposed garage would be classified as detached and require Variance Approval for exceeding the 15 ft. detached garage height maximum. The Board should condition any approval on the conversion of the existing garage to living space, the connecting addition not to exceed the 8 ft. proposed, and no portion of the proposed garage area may be converted to a dwelling unit until and unless Accessory Apartment Approval is sought and received from the Planning and Zoning Commission. In addition, there is an Inter-Departmental Memorandum from the Health Department dated January 9, 2026, and an email from Mike Hughes, Chief Environmental Health Specialist, to Tina Olszewski, dated January 20, 2026.

Tina and Frank Olszewski presented. Ms. Olszewski explained that they have been purchasing the surrounding farm land to protect it. They need storage for the equipment used to maintain it, as well as a 40 ft. RV and a trailer. They plan to take the original garage and convert it to a family or game room. The attachment from that room to the new garage will be a breezeway/mud room.

Chairman Rusczeck asked how many acres they own. Ms. Olszewski replied that they have 13 acres. It's mostly hay fields, and they have no plans to build on them. They want to protect the land. She confirmed that there will be no commercial use, just storage for farm equipment, RV, and her race car. Chairman Rusczeck asked about the number of doors. Ms. Olszewski replied that there are two bay doors.

Mr. Conroy noted that the lot they are building on is under two acres. Ms. Olszewski replied that they have merged with the lot next door. Ms. Torre noted that 132 Chimney Hill is 1.82 acres. According to the land records as of a week ago, the lots have not yet been merged, but it could very well still be in process. Ms. Olszewski replied that the survey is done to take pieces of 128 and move them to 132 to give them room. Mr. Olszewski noted that they filed a couple of weeks ago to join 128 and 132. Mr. Conroy asked about a survey for excess acreage, as this application is dependent on that survey. Ms. Torre stated that they can use the survey submitted for the 1.82 acres.

Mr. Gross asked about the size of the other parcel. Mr. Olszewski replied 7.82 acres before the merger. Now it is a little over 5 acres. It's just a field. Mr. Gross asked about the other structures on the property. Ms. Olszewski replied that all the other buildings are being demolished as they are falling down. Ms. Torre noted that they are in no danger of coverage issues, so it doesn't matter. She also noted that they can't keep the 40 ft. RV on the property unless it's in a building. Ms. Olszewski replied that the intention is to house the RV in the garage. There is no second level. It is just for storage. Mr. Gross verified that there will be no commercial business done there or the selling of parts. Ms.

Olszewski replied no. Mr. Gross asked if there would be water and electricity in the garage. Ms. Olszewski replied just electricity.

Ms. Raddatz asked about the trailer. Ms. Torre replied that RVs over 30 ft. cannot be stored in the off-season on a residential property unless it's in a building.

Mr. Gross asked what 40 ft? Ms. Olszewski replied to the camper, but it is not double-width. Mr. Gross asked about the leaching fields and the restrictions. Ms. Torre suggested a condition of approval on the Health Department memo. They have to satisfy the health department. The structure itself is entirely a garage. Mr. Gross asked if it would be higher than 15 ft. Ms. Torre noted that it is attached, so it is allowed. Mr. Gross asked about the septic. Ms. Torre replied that that is a problem for the Health Department, not this Board. They need to understand that there are other department permits. Mr. Gross asked if it had to be attached. Ms. Torre replied that it is defined as attached. If it is over 8 ft., then it's an issue. Mr. Gross noted that he is confused by all the pieces of this application. Ms. Olszewski replied that they are doing the application in the order they were told to do it by the Town. There are only 17 ft. of leaching fields, and they are ready to do it.

Hearing no public comment, Chairman Rusczeck closed the public hearing and asked for discussion or possible action.

Mr. Wolfer: Motion to approve #24-003 Special Exception Request for total garage area of 2,000 sq. ft. to construct an attached garage as shown on Proposed Plot Plan, Land of Tina G. Olszewski and Francis S. Olszewski, 132 Chimney Hill Road, dated December 12, 2025, and submitted plans received December 12, 2025, subject to:

1. Comments of the Health Department received 1/9/2026 and 1/20/2026
2. Conversion of 600 sq. ft. existing garage into living space
3. Connecting addition not to exceed 8 ft. in width (measured between dwelling and proposed garage)
4. No portion of the proposed garage area/story is to be constructed as a dwelling unit until and unless a PZC Application and Approval for use as an Accessory Apartment.

Mr. Conroy: Second

Vote: Gross – yes to approve; Conroy – yes to approve; Wolfer – yes to approve; Raddatz – yes to approve; and Chairman Rusczeck – yes to approve.

The application is approved.

CONSIDERATION OF MINUTES

1. November 17, 2025, Regular Meeting

Mr. Wolfer: Motion to accept the November 17, 2025, Zoning Board of Appeals Minutes as submitted.

Ms. Raddatz: Second

Vote: Unanimous

OTHER BUSINESS

Chairman Rusczeck welcomed new Board member, Tracy Becker, as an alternate.

Mr. Wolfer noted the upcoming conference of the Federation of Planning & Zoning Agencies in March and encouraged board members to attend. Ms. Torre indicated that Board Members should let her know if they are interested in attending.

ADJOURNMENT

Mr. Conroy: Motion to adjourn the January 20, 2026, regular meeting of the Zoning Board of Appeals at 7:25 p.m.

Ms. Wolfer: Second
Vote: Unanimous

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary