

Wallingford Planning & Zoning Commission
Regular Meeting
Monday, April 13, 2026
7:00 p.m.
Robert F. Parisi Council Chambers – Town Hall
Town Hall – 45 South Main Street
CORRECTED MINUTES

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

The Pledge of Allegiance was recited by all.

Roll Call: Present: James Fitzsimmons, Chair; Jeffrey Kohan, Vice Chair; David Leonardo, Secretary; J.P. Venoit, Regular Member; James Seichter, Regular Member; Cheryl DeGenova, Alternate; Kevin Pagini, Town Planner; and Amy Torre, Zoning Enforcement Officer.

Consideration of Minutes – March 9, 2026, Regular Meeting

Commissioner Kohan: Motion to approve the Minutes of Monday, March 9, 2026, Meeting of the Wallingford Planning and Zoning Commission as submitted.

Commissioner Leonardo: Second

Vote: Kohan – yes; Leonardo – yes; Seichter – yes; Venoit – yes; Chairman Fitzsimmons – yes.

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

- 3. PUBLIC HEARING – Special Permit – Multi-Family Housing/McInvale/1183 & 1185 Old Colony Road, #402-26** has been withdrawn.
- 4. PUBLIC HEARING – Resubdivision – KSCGH Partners, LLC – 110 Leigus Road #101-26**
Continued to 5/11/2026

PUBLIC HEARINGS

- 1. Special Permit – Adaptive Re-use to Multi-Family/Malchiodi/386 Williams Road, (continued from 3/9/2026) #401-26**

Commissioner Leonardo noted the new correspondence including Memorandum from Mike Hughes, Health Department to Kevin Pagini, Town Planner, dated March 23, 2026; Inspection Report dated April 2, 2026 from Wallingford Fire Marshal, Brian Schock; email from Jonathan Galica, to the Zoning Office dated April 7, 2026; a report on the ages of the buildings dated April 7, 2026; letter from Maria Williams to the Wallingford Planning and Zoning Commission dated April 7, 2026; memo from the Department of Engineering to the Planning and Zoning Commission dated April 8, 2026; letter to the Planning & Zoning Commission, with no signature, received April 10, 2026; and correspondence from Mark Malchiodi received April 10, 2026.

Bob Wiedenmann, Sunwood Development, 284 North Main Street, represented the owners, Mike and Mark Malchiodi. Mr. Wiedenmann stated that in response to the feedback they received, they have reduced the number of units from 9 to 7, with two in the house and five in the barn. There will be a total of 8 bedrooms with one two-bedroom unit in the house. This reduces the intensity and means a little less impervious surface. Regarding the age of the barn, they submitted photos of the construction of the house in the 1930s with the barn in the background. He noted that the house on the property now is not the original. Regarding primary versus secondary use, he couldn't find a definition for primary or secondary. The Adaptive Re-use regulation doesn't call out age or existing use. He explained how he calculated the gross floor area and how they are in compliance with the regulations. Regarding the neighborhood character, he believes this project will fit in since there are other multi-family houses in the neighborhood. He believes this is an appropriate use of an underutilized building. Regarding wells and the aquifer, the reduction in the number of units will help. The Water and Sewer Department had no concerns. He stated that the neighbors' concerns about intensity, traffic, stormwater, and well impacts are addressed by the reduction in intensity. He stated that the Department of Public Health has not weighed in on the septic system yet. He noted that they are looking at using two separate systems instead of one and adjusted the location of the well due to comments from the Town Engineer. He believes this is appropriate because it will remove the non-conforming machinery shed; eliminate the conflicting information on the house (whether it is a one-family or two-family), and return the property to residential use. They will improve the condition of the barn and house and add landscaping. They will provide a buffer on the north side. This provides much-needed housing.

Commissioner Kohan thanked the applicant for reducing the number of units, but would like to see it reduced even further. There are a number of issues with the well and septic system. He asked how long until they receive a response from the State. Mr. Pagini noted that he called the Health Department, and there has been no update on the septic approval. Commissioner Kohan suggested that we wait until we see what the State says about what can be done. He agreed that this is a good use of the Adaptive Re-use regulation, but it should be on public water and sewer.

Commissioner Leonardo stated that he can't find another use for this large space in this area. He stated that he doesn't see how it fits into the character of this part of town. The reduction in units is better.

Commissioner Seichter stated that he appreciates the reduction, but still has an issue with the character of the neighborhood. The barn is only 6 ft off the north boundary. The other multi-family building in the area is that is in the middle of the property. He appreciates the need for housing, but it is important to look at the neighborhood. This is difficult to support.

PUBLIC COMMENT

Robert Restivo, 390 Williams Road, stated that his property is to the left of this property. The application is not appropriate for the number of people it will bring in. This will add to traffic and noise. He is worried about the well situation. What recourse do they have if our wells run dry? He noted that the purpose of the Zoning Board is not only to protect property but to support the existing neighborhood from being overused.

Jim Buongirno, 389 Williams Road, stated concern with the specific setting and whether it can safely support this development. He referred to Statute 8-30g. He noted that the property is 800 ft from the Muddy River and any septic problems would affect our public water supply. The property is in the Watershed. He noted the regulations for this area. He mentioned that the undeveloped portion of the property is in the R120 district for environmentally sensitive areas. He stated that 10 to 19 individuals will use 4,620 to 10,640 gallons of water a week. This may exceed what a sensitive environment can sustain. He added that the driveway is hidden by a curve in the road and mature trees, so it is not safe. He is concerned about soil contamination from the machinery shed. He asked the Commission to decline the application.

Richard Parzano, 303 Highland Avenue, stated that he is an affordable housing advocate. We need to increase the housing stock in Town. Does more housing fit perfectly in all cases? No. He asked the Commission to consider that.

Scott Amore, 13 Jenna Road, asked why this is a Special Permit. Mr. Pagini replied that it is due to the adaptive re-use to a multi-family house in the zone. He added that lot coverage is not an issue, only building coverage. Since the footprint is not changing, that is fine. Mr. Amore stated that he is an advocate for more housing in Town. He understands the concerns, and they don't want to put anything anywhere. He added that we are moving in the right direction. He supported looking at 5 units instead. He invited everyone to join Wallingford Works for Housing to use the existing regulations and choose to work together. He added that this might be a great use for the property.

Chairman Fitzsimmons noted that the application is not for affordable housing under 8-30g.

Marie Williams, 3 Malchiodi Drive, stated that she is downhill from this property. She said that this is a great idea and she is not against improving the building. Her concern is the leaching fields and septic system in the back close to her yard. Her well is in her backyard. She is concerned that waste from this project will pollute her water.

Mr. Wiedenmann showed the septic site plan and identified Ms. Williams' well 40 or 50 ft off the property line. This project meets the health codes for wells. The soils are excellent for septic systems. The septic system for the development will be away from her well. Regarding reducing to 5 units, this is an economic decision. He works at showing the industry how small projects can impact housing and be economically feasible. Taking two units away has a significant financial impact. Regarding State approval of the septic system, he may split it into two systems, which would require only local approval. He added that if they don't get approval from the Town or the State, they won't move forward. He noted that houses are more efficient than 30 years ago, and adding one well on the property should be insignificant on the water needs of the area. Regarding the setbacks, he can't move the building, but it will need to be reused for something, or it will fall. He believes the use is compatible with the neighborhood, and it will be maintained carefully. He clarified that he is not proposing using 8-30g. Regarding sewer flow and the Muddy River, he noted that it will be 800 ft away from the septic system.

Other septic systems in the neighborhood are closer. He clarified that this area is a zoning district RU-40, not RU-20. He added that he is only adding 4 bedrooms to the site. Regarding the road, it is not a high-volume road but does have direct flow to Rt. 91. The sight lines are more than sufficient. He estimated that only 7 trips are being added during the peak hours.

Mr. Pagini cautioned the Commission that this could set a precedent. He added that the Commission can ask for additional technical information and continue the application.

Commissioner Kohan stated that the bulk of the outstanding questions have to be addressed before it can be approved. He is hesitant to make conditions of approval because if the project starts and then fails, it's a problem. The neighborhood character is important. He added that the regulations state that for adaptive re-use of multi-family, it should be served by city water and sewer. He asked if any thought had been given to a hydrologist to report on the aquifer.

Chairman Fitzsimmons asked if there was a timeline for the response from the State. Mr. Wiedenmann replied no and added that for the protection of the Town, permits are not issued until all approvals are done. So, they wouldn't be able to start. Chairman Fitzsimmons asked about the timeframe for approval. Mr. Pagini stated that two more extensions can be granted if the applicant approves. Chairman Fitzsimmons asked the Commission if they want to ask for an extension to see if the State responds or vote tonight. Mr. Wiedenmann stated that he is happy to grant an extension, but if the Commission is inclined to vote no, he'd rather know now. The consensus of the Commission was to vote tonight.

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

Commissioner Kohan: Motion to close the public hearing for application #401-26, Special Permit for Adaptive Re-use to Multi-Family/Malchiodi/386 Williams Road.

Commissioner Leonardo: second

Vote: Unanimous

Commissioner Kohan: Motion to deny the Special Permit for application 401-26 for Adaptive Re-use to Multi-Family for Malchiodi at 386 Williams Road without prejudice because:

- 1. Zoning Regulation Section 6.16.A "Determination by the Commission that the existing building and environment will be suitable for multi-family conversion and will not conversely impact the existing neighborhood characteristic." Additionally, Section 6.16. E "The existing building, in addition, shall be served by public sewer and public water supply," so we will not waive this condition**
- 2. We are waiting on substantial input as to how the well and the septic will be reconfigured by the State, which would serve to verify that this development could be constructed. Referencing:**

- i. **Memo #401-26-08 from Mike Hughes, Chief Sanitarian, to Kevin Pagini, Town Planner, dated 3/23/26;**
- ii. **Interoffice Memorandum #401-26-06 from Tom Flannery, Senior Engineer, Water & Sewer Division to Kevin Pagini, Town Planner, dated 3/4/26;**
- iii. **Memorandum #401-26-03 from Mike Hughes, Chief Environmental Health Specialist, to Kevin Pagini, Town Planner; and**
- iv. **Still waiting for comments from the Fire Marshal on the revisions.**

Commissioner Leonardo: second

Vote: Kohan – yes; Leonardo – yes; Seichter – yes; Venoit – yes; Chairman Fitzsimmons – yes.

The application is denied.

2. Text Amendment request for Quinnipiac Valley Growth Partners to add a cannabis retailer as an allowed use in the RF-40 (Route 5) Zoning District. Text Amendment will alter Sections §1.4, §6.34, and §4.16.H #502-26

Commissioner Leonardo read the legal notice and noted the correspondence. Application #502-26 – Text Amendment request for Quinnipiac Valley Growth Partners to add a cannabis retailer as an allowed use in the RF-40 (Route 5) Zoning District. Text amendment will alter Sections §1.4; §6.34; and §4.16.H. Correspondence included letter from Robert Satti, Chair, Regional Planning Commission, SCRCOG, to Kevin Pagini, Town Planner, dated March 16, 2026; Draft text amendment for Section 6.34 received March 18, 2026; email from Alison Kapushinski, Town Engineer to Kevin Pagini, Town Planner dated March 19, 2026; Inspection Report from Brian Schock, Wallingford Fire Marshal dated March 21, 2026; and email from Kevin Pagini, Town Planner to Joe Sanders, Planning & Zoning Commission dated April 10, 2026.

Jerry Farrell, Jr., Atty. and President of Quinnipiac Valley Growth Partners, along with employees Jim Weaver and Michael Pierpont, presented.

Atty. Farrell submitted the test amendment to allow cannabis retailers in a small section of the town. This is a local company, owned and operated in Wallingford, where the owners reside. In a competitive process, they won a cannabis cultivation license, Section 149, to cultivate (done elsewhere) and retail.

Mr. Weaver reported that there are currently 70 dispensaries statewide. He explained the areas of town that were eliminated from consideration, including residential areas and areas with public schools or places of worship. They are focusing on a small section of Rt. 5 in an RF-40 district. He noted that for cannabis retailers, customer volume is significantly less than that of fast food.

Atty. Farrell noted that Wallingford has a moratorium on cannabis. They are not seeking to abolish this but to amend it. They understand that Wallingford doesn't want a lot of retailers. The Commission can decide to enlarge the area that could possibly accommodate two more.

Mr. Pierpont noted that Connecticut has the strictest laws for cannabis in the US. To get a license is a competitive process. They were awarded the ability to purchase a license from the State for \$3million. He reviewed some of the rules and required testing. Every customer has to show ID at the entrance, and the store maintains information on the customers. They are subject to Federal, State, and Municipal taxes and predict that they will be paying \$200,000 in taxes to Wallingford each year.

Mr. Weaver reviewed the State regulations, which are stricter than those of liquor stores and smoke shops. There is extensive security and surveillance. Interior access is restricted. This applies to all cannabis retailers.

Mr. Pierpont stated that they would have only a handful of customers at any one time. They cannot display the cannabis leaf, and people cannot see in the windows. No onsite consumption is allowed, and a licensed pharmacist will be available at all times. Their packaging cannot appeal to children. They have spoken to the other tenants in this strip mall and have their support. They will be making improvements to the façade for the entire plaza. Their hours will be 9 am to no later than 10 pm.

Atty. Farrell explained the federal laws. Since 2015, federal law has recognized state laws for cannabis businesses and made them immune to federal law. The Federal Department of Justice has started the process to reclassify cannabis from a Schedule 1 drug to a Schedule 3 drug. President Trump has signed an executive order to complete this reclassification. He noted that this retailer would make cannabis available locally to older residents who use it medicinally. Meriden zoning approved cannabis, and they have received an application from a cannabis transportation organization. Other towns have benefited from the tax revenue and improvements to underutilized properties. He added that they want to bring a highly regulated business to Wallingford and eliminate the black market.

Commissioner Leonardo stated that he would have liked to have seen the map beforehand. He asked about the moratorium. The regulations say prohibition, which doesn't expire like a moratorium. He feels that this is spot zoning. Mr. Weaver noted that there is a 1000 ft buffer at this property. He showed how other properties could also be used. Commissioner Leonardo noted that there is a school nearby. Atty. Farrell clarified that the amendment applies to Wallingford K-12 schools operated by the Wallingford Board of Education. He added that they didn't look for properties beyond Rt. 68 to avoid facilities with children. Their product is aimed at adults. Regarding spot zoning, he shared a memo from Atty. Dennis Ceneviva is explaining why this is not spot zoning.

Commissioner Kohan stated that he supports this. Other towns have been in this business for a while. He believes that with a couple of tweaks and the Town Engineer's comments, this is acceptable. He gave suggestions for wording changes. He had a question on item C, hybrid cannabis. Mr. Weaver explained that the State of Connecticut doesn't use the term dispensary, but uses retailer. If the retailer also sells

medical products, it is called a hybrid. This aligns with state laws. Commissioner Kohan noted that some of the neighboring towns use 1500 ft from schools instead of 1000 ft. He asked about signage. Mr. Pierpont replied that they are very restricted with what they can put on a sign. There is no specific branding at this time. They plan to be discreet and professional. Commissioner Kohan noted that a lot of towns are revising their zoning regulations to add THC beverages. He asked if the applicant is considering these. Mr. Pierpont stated that this is a common product and can be found in liquor stores. Above a certain limit, it has to be through a licensed retailer. Atty. Farrell noted that the THC beverages are already allowed in package stores. Mr. Weaver stated that they are limited to selling what is produced in the state.

Commissioner Seichter stated that he has no strong feeling about legalization, but this is a politically charged climate, and we need to adhere to the laws. Cannabis is currently a Schedule 1 drug and still illegal under Federal law. The DOJ has taken no action yet. If it were moved to schedule 3, the manufacture and distribution of recreational cannabis would still be illegal. States cannot actually legalize marijuana. Federal law takes precedence. We need to decide if we want to ignore Federal law. The State approved it for the money. We need to make a decision based on our own values. We can't pick and choose which laws to recognize. He is not comfortable changing the regulation.

Commissioner Venoit asked if the federal government legalized cannabis, would that put you out of business? Mr. Pierpont agreed and stated that Wallingford is missing out. Federal legislation is not good, but rescheduling is good. Commissioner Venoit asked what would happen if the President shut the door. Mr. Weaver replied that Section 903 of the controlled substances act contains an express condition dealing with this. He read a section of the law and explained that Connecticut's laws are still valid. The Federal government would have to get rid of controlled substances act. Commissioner Venoit asked why this wasn't discussed in a workshop format first. Atty. Farrell replied that he discussed it with Mr. Pagini. They have been in business for a number of years and studied what other communities have done, so they drafted the text amendment. Atty. Farrell explained how this issue is personal to him.

Chairman Fitzsimmons stated that he would have preferred to see the map of the Cannabis Retail District (CRB) ahead of time. Mr. Weaver clarified that this only includes properties accessible from Ives Road. Chairman Fitzsimmons asked if there was any documented support from the EDC or the Chamber. Atty. Farrell replied that they have not approached them yet. Chairman Fitzsimmons stated that he believes the staff comments have been addressed. He asked if they were amenable to removing all instances of the Engineering department doing the measurement. Atty. Farrell agreed.

PUBLIC COMMENT

Jerald E. Farrell, Sr., stated that his wife has Parkinson's and has been on home hospice and has used medical marijuana. When he picks up her order in Meriden, he sees many elderly people and many Wallingford people. Wallingford is losing money. He recommended that the Commissioners not let personal preferences on what's good or bad for people affect their vote. This is not against the law.

Don Crouch, Economic Development Specialist, stated that the retail plaza will be better than a stand-alone building for this business. That plaza has been hurting.

Rocco DeGenova, 7 Regent Court, stated that he is the Vice President of Wallingford's Committee on Aging. He has heard little or no interest at the Senior Center in having a cannabis distributor in Wallingford. They don't want the negative aspects that come with it.

Commissioner Venoit asked what other locations were considered. Mr. Crouch replied that there were locations discussed north of Rt. 68. Mr. Weaver replied, Rt. 5 is mostly strip malls and big box stores.

Mr. Pagini stated that if we want to limit or expand in the future, we would need to put a cap on the regulations. This was a suggestion from the Corporation Counsel.

Commissioner Leonardo asked if they would come back if they were approved tonight. Mr. Pagini replied that it would be a change of use request that is done administratively. Commissioner Leonardo asked about high traffic volume. Atty. Farrell replied that only 3 to 8 customers can be in the store at a time, and that would be a lot. It's not really about this site. He confirmed that they have a lease for this location. Commissioner Leonardo stated that he has seen cannabis retailers with lines out the door. Atty. Farrell stated that it is likely for pre-orders, and there are 70 parking spaces in the plaza. Commissioner Leonardo noted that this is across the street from 7 Brew, which already has traffic issues. He sees the potential for more traffic issues. Atty. Farrell stated that a Traffic Study is not required. Mr. Weaver confirmed that some locations have high traffic when they first open and when the industry was new.

Commissioner Kohan stated that he respects the opinions on the legality. He drives past a cannabis retailer in Meriden often and has never seen any bad activity or lines.

Chairman Fitzsimmons noted that other businesses have had high traffic at first.

Commissioner Seichter stated that he has no strong opinion on whether cannabis should be legalized. He doesn't want to pick and choose which laws to respect. If we decide to approve, then we need to strike from our regulations that any use would have to adhere to Federal law.

Commissioner DeGenova agrees with Commissioner Seichter. Federal laws are in place for a reason. WE can't pick and choose.

Mr. Pagini noted an inconsistency in the amendment. It should state 4.16.2.B.I instead of H. In addition, all subsections need to be labeled with lowercase letters.

Chairman Fitzsimmons noted that Wallingford is one of a few towns that allow gun sales, so there are two sides to each coin in the law.

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

Commissioner Kohan: Motion to close the public hearing for application # 502-26 – Text Amendment request for Quinnipiac Valley Growth Partners to add a cannabis retailer as an allowed use in the RF-40 (Route 5) Zoning District. Text amendment will alter Section §1.4; §6.34, and §4.16.B.2.I – Cannabis Retailer.

Commissioner Leonardo: second

Vote: Unanimous

Commissioner Kohan: Motion to approve application #502-26, Cannabis Retailer Text Amendment for Sections §1.4, §6.34, and §4.16.B.2.I, Zoning Text Amendment to Sections §1.4, §6.34, and 4.16.B.2.I to add Cannabis Retailer as an allowed use in the RF-40 (Route 5 District) on language dated March 18, 2026 because of the business benefit to the citizens of Wallingford not having to travel out of town for their supplies with the following condition of approval:

- 1. That text amendment eliminates the Wallingford Town Engineer and replace and replace that with accepted language as approved by the Town Planner.**

Commissioner Leonardo: Second

Vote: Kohan – yes; Leonardo – no; Seichter – no; Venoit – no; Chairman Fitzsimmons – yes.

The application failed.

OTHER BUSINESS

- 5. Special Permit – KSCGH Partners, LLC – 110 Leigus Road – Minor Modification – parking reduction #403-26**

Commissioner Leonardo read the correspondence into the record including a letter dated March 12, 2026 from Taylor Daigle to the Department of Public Health; email dated April 13, 2026 from Michelle Dalipoli; an Inspection Report from the Fire Marshal, Brian Schock, dated March 24, 2026; and memo from the Department of Engineering to Planning & Zoning Commission, dated April 9, 2026.

Chairman Fitzsimmons noted that there are two applications. The Commission can't take action on this application because it is part of the re-subdivision application. This is per the Town Attorney today. The public hearing on the e-subdivision is to be held next month. He stated that the discussion will be opened, but this application can't be approved without the other.

Meghan Miles, Land Use Attorney, with Carmody, Torrance, Sandak & Hennessy, LLP, at 195 Church Street, New Haven; Terdap Shabozi, representing KSCGH; and Tom Daily, SLR, presented.

Atty. Miles explained that this is a minor modification to the old approval for this office development to permit a parking waiver. She stated that the applications were filed at the same time and neither requires a public hearing. Upon review, it was determined that the special permit subdivision application is actually a resubdivision and needs a public hearing. She stated that they will do a new notification mailing for next month's meeting. They acknowledged that the minor modification is to facilitate the resubdivision. Atty. Miles explained that it is a modification to an existing development operating under a special permit for the last 20 years. The intent is to align with the existing conditions for parking. They are requesting a parking waiver for the south part of the site. They will need only 950 spaces, not the 1001 in the application. She will document that change. The property is zoned Watershed Interchange District and in the Watershed Overlay District, now, but the office development was built when it was an Industrial Zone. The property has 105.8 acres, but the improvements only affect 44 acres. The remainder of the site will remain undeveloped. The office space is underutilized. The old Special Permit had 1,219 parking spaces required, while 1,416 were provided, plus an additional 300 added later. Significant parking was provided. She is asking to reduce the requirement from 4 per 1000 to 3.3 per 1000 based on actual use at the site. The access to the southern parking area has been gated off and is not being used. If the building were fully tenanted, 3 per 1000 is the standard for office development according to the ITE. The Town Engineer outlined the standards and appropriate parking. The Town Engineer agrees with the 950 spaces. This change is to facilitate the subdivision of the site. This opens the parking lot to something that will be needed in the future. The waiver regulation section 4.10.D.3 is only in the Watershed Interchange to discourage excessive parking areas.

Chairman Fitzsimmons asked the Commission if they felt this was a minor or major modification. Consensus was that it is minor.

Chairman Fitzsimmons called for a motion to confirm that this is a minor modification.

Commissioner Kohan: Motion to confirm that #403-26 Special Permit-KSCGH Partners, LLC, 110 Leigus Road – minor modification parking reduction has been determined to be a minor modification.

Commissioner Leonardo: Second

Vote: Kohan – yes; Leonardo – yes; Seichter – yes; Venoit – yes; Chairman Fitzsimmons – yes.

Commissioner Leonardo asked for a rough idea of how many of the spaces are used today. Mr. Shabozi replied that he can get specifics, but it's about 33% of the current spaces.

Commissioner Seichter stated that the maps have inconsistencies. The abutting non-residential property ownerships need to be updated.

Hearing no public comment, Chairman Fitzsimmons called for a motion to continue the application.

Commissioner Kohan: Motion to continue application # 403-26, Special Permit – KSCGH Partners, LLC for 110 Leigus Road to the May meeting.

**Commissioner Leonardo: Second
Vote: Unanimous**

PUBLIC DISCUSSION

6. Update and review of proposed recommendations for the Plan of Conservation and Development by Colliers Engineering and Design.

Jacob Robinson, Colliers Engineering and Design, updated the Commission on the project timeline. He stated that the final draft is due at the end of the month. He reviewed the preliminary survey takeaways from over 1200 responses. They also held 13 focus group meetings and met with Town departments. He reviewed the overarching thematic recommendations, which covered housing, development, transportation, municipal facilities and services, and environmental. He reviewed the Land Use recommendations and welcomed questions.

Commissioner Seichter suggested adding the John Street bridge to the plan, as well as bus shelters on Rt. 5. He suggested checking the naming of some properties. H asked for a chart of the land use zones. He commended the work done on this.

Commissioner Kohan noted that the Town won't be able to do everything that is recommended. He asked what common themes came from the key stakeholders and what the Town needs to do to grow appropriately. We need to know where public water and public sewers are. Mr. Robinson stated that common themes were better communication and marketing throughout the Town and to the State, as well as more community building in Town Center and more business opportunities. He stated that they will identify short-term goals in the implementation phase to get the ball rolling. Commissioner Kohan added that housing was also key. Mr. Pagini added that commonalities included improving transportation, traffic, promoting better uses, eliminating uses, improving intersections, walkability, conservation, promote housing. Basically, keep the Town as it is, but improve. Commissioner Kohan stated that he needs to see how it's all tied together. We need a couple of major themes and bullet points to get them done.

Mr. Robinson reviewed the next steps.

PUBLIC COMMENT

Jack Arigoni, 18 Martin Trail, stated that what's important is that everybody's got water. He reviewed his research on data centers and their impact on the environment. He also stated concern with the recent clear-cutting on Carpenter Lane that will result in runoff into the Muddy River. He mentioned chlorides in the water that damage pipes.

Ed Hohman, 12 Marie Lane, stated that to keep the Town growing, we need affordable housing, education, and elderly/retirement communities. He suggested taking back some of the IX and put in a school or a retirement community. We need to reinvest in the Town and the Education system.

BOND RELEASE

7. AA Plus Bonding Services, LLC/524 South Cherry Street #402-25

Mr. Pagini reported that this can be released.

Commissioner Kohan: Motion to release the Bond for AA Plus Bonding Services, LLC/524 South Cherry Street, #402-25.

Commissioner Leonardo: Second

Vote: Unanimous

REPORTS OF OFFICERS AND STAFF

8. Discussion on updates/remarks

Mr. Pagini summarized his report on recent activities. He noted that Water & Sewer agreed to help with the Aquifer Protection District inspections; the cease and desist order at 55 Kondracki Lane has been lifted, and the project is moving forward; the construction at 1136 Durham Road has started; and SCRCOG is helping us with the GIS database.

Chairman Fitzsimmons asked about the parking lot project at the train station. Mr. Pagini reported that it was selected by the State. Don Crouch, the RFP is due next summer.

9. Administrative Approvals – noted as approved

- a. **216 Center St/Journeyonyogalove, LLC #303-26**
- b. **76 Grove St/Manciero #801-26**
- c. **5 Old Pasture Ct/Dady #205-26**
- d. **950 Yale Ave/McNamara #305-26**
- e. **980 North Colony Rd/Fulytar #206-26**

Commissioner Kohan reviewed the process for Administrative Approvals.

10. ZBA March Decisions – no comment

11. ZBA Notice of April 20, 2026 – no comment

Mr. Pagini noted that the IT department is getting the Town email addresses set up for Commission members.

ADJOURNMENT

Commissioner Kohan: Motion to Adjourn the Wallingford Planning and Zoning Commission for Monday, April 13, 2026, at 10:15 pm.

**Commissioner Leonardo: Second
Vote: Unanimous**

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary