

**Wallingford Planning & Zoning Commission**  
**Regular Meeting**  
**Monday, May 11, 2026**  
**7:00 p.m.**  
**Robert F. Parisi Council Chambers – Town Hall**  
**Town Hall – 45 South Main Street**  
**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; Casey Camire, Alternate; Joseph Sanders, Alternate; Richard Benham, Alternate; and Kevin Pagine, Town Planner.

Chairman Fitzsimmons welcomed new Alternate Richard Benham to the Commission and thanked Cheryl DeGenova for her valuable input over the past few months.

Consideration of Minutes – April 13, 2026, Regular Meeting

Commissioner Seichter noted that he was listed as an alternate in the roll call when he is a regular member of the Commission.

**Commissioner Kohan: Motion to approve the Minutes of Monday, April 13, 2026, Meeting of the Wallingford Planning and Zoning Commission with the change to Commissioner Seichter’s title.**

**Commissioner Camire: Second**

**Vote: Kohan – yes; Seichter – yes; Camire – yes; Venoit – yes; Chairman Fitzsimmons – yes.**

**PUBLIC HEARINGS**

Chairman Fitzsimmons suggested that since the two applications are related, applications 101-26 and 403-26 be discussed together but voted on separately. Atty. Megan Miles replied that the applicant had no objection.

- 1. Resubdivision – KSCGH Partners, LLC – 110 (a.k.a. 108) Leigus Rd. #101-26**
- 4. Special Permit – KSCGH Partners, LLC – 110 Leigus Road – minor modification – parking reduction #403-26**

Commissioner Camire read the legal notice and noted the correspondence. Application #101-26 – Resubdivision request for KSCGH Partners, LLC to subdivide a 105.8-acre parcel into four lots, each

comprised of 38.5±; 12.4±; 21.6±; and 33.4± acres at 110 Leigus Road (a/k/a 108 Leigus Road) – WI (Watershed Interchange) District. Correspondence for 101-26 included Inspection Report received March 24, 2026 from Brian Schock, Fire Marshal; Inspection Report received March 25, 2026 from Brian Schock, Fire Marshal; Interoffice Memorandum received March 26, 2026 from Thomas Flannery, Senior Engineer, Water & Sewer Divisions to Kevin Pagini, Town Planner; Memorandum received April 28, 2026 from Janis Small, Corporation Counsel to James Vitali and members of the Inland Wetlands & Watercourses Commission; and a letter received May 11, 2026, from Don Crouch, Economic Development Specialist to Wallingford Planning and Zoning Commission. Correspondence for 403-26 included Inspection Report dated March 24, 2026, from Brian Schock, Fire Marshal; Memo received April 9 from the Department of Engineering to the Planning & Zoning Commission; and a letter dated April 13, 2026, from Michele Dellipoali to James Fitzsimmons, Chair, Planning & Zoning Commission.

Meghan Miles, Land Use Attorney, with Carmody, Torrance, Sandak & Hennessy, LLP, at 195 Church Street, New Haven; Rob Eaman, SLR, and Kambiz Shabazi, President of KSCGH Partners, LLC, property owners, presented.

Atty. Miles explained that they intend to divide the property into four lots. She stated that they received Inland Wetlands approval on May 6<sup>th</sup>. She submitted copies of notices to the Department of Public Health and the local Water Company, as well as aerial maps of the property. The property fronts on Leigus Road with a driveway access to Miles Drive. Surrounding uses are a Kindercare, a hotel, and residential uses. The property is 105.8 acres. Twenty of which are wetlands. It is zoned Watershed Interchange and is in the Watershed Protection Overlay District. Currently, 44 acres are improved with a 289,000 sq. ft. underutilized office building and 1,497 parking spaces. There are two driveway access points. The remainder of the property is undeveloped. She described the four lots. Lot A has the office building and is 38.5 acres with 1,001 parking spaces. The Special Permit modification application is to allow for 1000 spaces. One of the stormwater detention basins for the office building will be in new Lot B. Lot B fronts on Barnes Road and is 12.4 acres, 2.2 of which is wetlands. It is undeveloped land. The lot has access to Miles Drive. Lot C is 21.6 acres of which 6.4 are wetlands. There are 15 developable acres with access to Miles Drive. Lot D is 33.4 acres with some existing improvements. It has a parking lot with 496 spaces. The lot has not been used for a long time. Atty. Miles proposed that, subject to the Special Permit modification approval, the parking lot remain closed until there is development. She also proposed a parking easement for Lot A to use that lot. A drainage easement is also proposed. The owner of Lot A will have responsibility for maintenance. The only access for Lot D will be through Lot A. Lot D has 6.3 acres of wetlands, leaving 20.7 acres for development. Atty. Miles pointed out that the Engineering Department, Water & Sewer Division, and the Fire Marshal had no objections to the proposal. The owner intends to market the property for new development. This would generate tax revenue for the Town. The current office building will be a multi-tenant building. Should there be future development on these parcels, they will come back to Planning & Zoning due to new uses. They would also need wetlands permits for development. The Watershed Interchange District is designed to protect environmental resources and requires at least 50% open space among its stringent requirements. If the lots comply with Zoning, the property owner has the right to divide their property. She added a follow-up on the questions from the last meeting. They submitted corrected sheets, correctly noting the

abutting properties and updated the parking table to correctly reflect the request for 1000 spaces and that the total parking spaces are 1,497.

Commissioner Sanders asked if there are any possible consequences for allowing Lot D to be surplus parking for Lot A. Atty. Miles replied that the surplus parking is technically the unused parking for the existing office building. If the office building on Lot A ends up needing it, they will have easement rights to use it. If the ownership changed or it's not considered accessory parking, they would need new approval. If Lot D is developed, she believes that because they don't need it for zoning purposes, it can be used for Lot D.

Commissioner Seichter stated that it will be challenging to develop the three new lots with the wetlands. Atty. Miles replied that the lot lines were laid out so that the lots could be developed without affecting the wetlands. There is a significant area to develop outside the wetlands. Commissioner Seichter asked if all the lots would have access from Miles Road and onto Rt 68. Atty. Miles said yes. Arguably, Lot D is accessible from Leigus, but the primary access for all is Miles. Lot C has frontage on Grieb but no access due to the wetlands. Commissioner Seichter noted that the original approved parking is more than what is needed according to the Town Engineer and the ITE. He supports the application.

Commissioner Kohan asked if four lots were the best choice for the property. Mr. Shabazi replied that the choice was driven by the wetlands and the required open space, as well as F.A.R. requirements and setbacks. Access was also a driver. Commissioner Kohan asked about the easements. Mr. Shabazi replied that there will be an access easement, a parking easement for Lots A and D, and a drainage easement. There are no easements on Lots B or C.

Commissioner Camire asked if the easement requires the owner of Lot D to allow overflow parking from Lot A, and if Lot D is developed, are they obliged to maintain the number of parking spaces that exist? Mr. Shabazi replied that Lot D has to give the number of spaces to Lot A. The shape may change, but the number of spaces would not.

Mr. Pagini added that the Commission can add to the motion that the Lot D parking lot be fully closed off.

Chairman Fitzsimmons noted that two applications are being considered for one applicant. One is for lot division, and one is a minor modification to reduce parking. Public input is allowed for both applications.

## **PUBLIC COMMENT**

Joe Celotto, 21 Promontory Drive, asked what would be going into the building on Lot A. He added that there are quite a few cars there today. He asked if a traffic study had been done. What if the owner of Lot A doesn't want the business on Lot D to drive through? Would they have to get access from Greib or

Leigus? He stated a concern with the watershed. He questioned why Lot D was pushed out to Miles Drive. He asked if there is a way they can subdivide after they know what the use will be.

Michele Dellipoali, 10 Trailside Drive, stated that this property has been in financial distress, and the office building is mostly vacant. No other company has been interested in the building for the last 14 years. How can they market the property when no one wants it? How would a warehouse or manufacturing company affect the neighborhood? Many commercial properties for sale or lease in Wallingford have better highway access. When developed, what will traffic be like on local roads and Rt. 68? She stated major safety concerns and concerns about noise levels. Regarding parking, she asked what the criteria are for determining an acceptable amount of parking and if a variance is required.

Scott Craig, 31 Leigus Road, asked about the height of the proposed buildings. He stated that the Commission used to require dense trees between commercial development and residential neighborhoods. Thanks to this regulation, he can't see the office building. He is concerned with headlights shining in his windows when people leave the property.

Bonnie Daigle, 231 Grieb Road, sent a letter stating they are against everything this stands for. She doesn't know why the town does this to residents. There have to be potential buyers. She read excerpts from a letter from a neighbor, Gary Fee, at 2 Trailside Drive. He strongly opposes this. Traffic is already terrible. The project will lower the value of homes in the area. We don't know what businesses are coming in.

Sylvia Portilla, 46 Leigus Road, stated that the property lines are wrong. Her property is affected. She showed a map and photos. The measurements are wrong, and the Town has different numbers from what the applicant is using.

Atty. Miles replied to the questions. Lot A will stay as the existing office building. Regarding parking, the standards when the building was approved were 4 spaces per 1000 sq. ft. The Town Engineer noted that the ITE uses 3.26 per 1000 sq. ft. Atty. Miles said that the usage works out to about 3 per 1000 sq. ft. They are not underestimating parking needs. They expect to need no more than 1000 spaces. Regarding the driveway through Lot A for Lot D, the easement will be on the land records at the time of the subdivision map and part of the title. So they can't get rid of the easement. The owner of Lot A can't deny access. Regarding how this can be successful when there are so many empty commercial buildings in town. The area was rezoned a couple of years ago to re-imagine how to develop these properties and still protect the watershed. There are many permitted uses. Regarding the concern about the property lines, the site was fully surveyed, and they can revisit the property lines before recording the map. She noted that the procedure for parking waivers is laid out in 4.10.D.3.A of the Watershed Interchange District regulations. They allow waiver of up to 75% of the required parking. The point is to reduce the parking surface area. This is a special waiver with strict standards, so no variance is required.

Commissioner Camire asked about the parking easement on Lot D. Does the easement mean that the parking lot on Lot D is to remain closed or to maintain a certain number of spots? Mr. Pagini replied

that it remains closed due to the easement and because the primary use of a lot cannot be a parking lot. Atty. Miles explained that closing the parking lot doesn't have to do with the easement. It's a zoning requirement. The easement can set parameters for how the parking lot can reopen. Commissioner Camire confirmed that the parking modification for 1000 spaces is for the spaces on Lot A. Atty. Miles replied that to reopen the parking lot on Lot D, they would need to come back for approvals.

Mr. Shabazi explained that the building is currently 35% occupied and uses only 3 per 1000 on the busiest days.

Commissioner Seichter noted that the Commission understands the concerns about development on this property. The request today is to subdivide the property. The property owners will come back with proposals to develop the property. Just because the application is approved doesn't mean it will be developed. Any development will conform to zoning regulations. The comments of the public are taken into consideration. He stated that he is comfortable with the reduction in parking.

Commissioner Sanders clarified that Lot D has surplus parking for Lot A, even though it is closed. Do we need to specify the number of spaces?

Chairman Fitzsimmons stated that the application to modify the special permit is to acknowledge a reduction in required parking. The easement is part of the resubdivision application. He stated that he appreciates the feedback from the public. This is undeveloped land. The resubdivision is an investment in Wallingford's future. He noted that feedback from the Town departments was positive.

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 #101-26, Resubdivision at 110 (a.k.a. 108) Leigus Road.**

**Commissioner Camire: Second**

**Vote: Kohan – yes; Seichter – yes; Camire – yes; Venoit – yes; Chairman Fitzsimmons – yes.**

**Commissioner Kohan: Motion to approve application #403-26, for a Special Permit request for 110 Leigus Road for a minor modification to the original special permit approval (#428-05) to reduce the minimum required parking spaces on site from 1,450 to 1,000 associated on plans entitled "Site Plan – Campus at Greenhill" dated March 2, 2026, revised to April 17, 2026, subject to the following conditions:**

- 1. Comments from Town Engineer, Alison Kapushinski, dated April 9, 2026**
- 2. Six (6) copies of final plans forwarded to the Planning and Zoning Office.**

**Commissioner Camire: Second**

**Vote: Kohan – yes; Seichter – yes; Camire – yes; Venoit – yes; Chairman Fitzsimmons – yes.**

**Commissioner Kohan: Motion to approve Resubdivision of 110m(a.k.a. 108) Leigus Road application #101-26 for a resubdivision request to subdivide a 105.8-acre parcel into four lots, each comprised of 38.5±; 12.4±; 21.6±; and 33.4± acres at 110 Leigus Road (a.k.a. 108) on plans entitled “Site Plan – Campus at Greenhill” dated March 2, 2026, revised to April 17, 2026; subject to the following conditions:**

- 1. That a Notice, approved by the Town, is filed on land records for each separate parcel detailing the maintenance responsibilities for each property owner regarding the various drainage/stormwater facilities on each parcel.**
- 2. That all deeds and easements are forwarded to the Town for review prior to the filing of the final maps, also including a specific easement for Lot A to allow traffic to move through that lot.**
- 3. Six (6) copies of final maps forwarded to the Planning and Zoning Office.**
- 4. Lot D is to remain closed**
- 5. Prior to submitting the final maps, the Site Lines should be reviewed.**

**Commissioner Camire: Second**

**Vote: Kohan – yes; Seichter – yes; Camire – yes; Venoit – yes; Chairman Fitzsimmons – yes.**

The application is approved.

**2. Special Permit (excavation and fill) – Quest Diagnostics – 3 Sterling Drive #404-26**  
Commissioner Camire read the legal notice and noted the correspondence. Application #404-26 – Special Permit request (Excavation and Fill) for Quest Diagnostics to remove approximately 500 cubic yards of earthen material at 3 Sterling Drive – IX (Industrial Expansion) Zone. Correspondence included email received May 7, 2026 from Alison Kapushinski, Town Engineer, to Kevin Pagini, Town Planner; Interoffice Memorandum received May 7, 2026 from Thomas Flannery, Senior Engineer, Water & Sewer Divisions to Kevin Pagini, Town Planner; Inspection Report dated May 7, 2026 from Brian Schock, Fire Marshal; email received May 7, 2026, from Manny Rigor, Chief Engineer, Wallingford Electric Division, to Cherie Murchison, Planning & Zoning Office; email dated May 8, 2026 from Lou Coppola, Chief Building Official to Cherie Murchison, Planning & Zoning Office.

Chairman Fitzsimmons noted that since there was a notice issue, the Commission will not act on the application tonight. It is up to the applicant if they want to open the hearing and present or delay.

Isiah Brown, P.E., Langan Engineering, Inc., and Hannah Greisbach, Project Engineer, Langan Engineering, presented. Mr. Brown agreed to present tonight, understanding that the hearing will be continued. Mr. Brown explained that the application is for excavation as the site requires environmental remediation. They propose to remove 500 cubic yards of material. The plan shows five

discrete excavations. The material will be shipped off-site and replaced in kind. There is no new construction. They were required to apply because they exceeded the threshold of cubic yards to be excavated.

Commissioner Camire asked what was being remediated. Ms. Greisbach replied pesticide impacted soils related to the historical use of the property as an apple orchard.

Mr. Pagini asked why only these areas are being removed. Ms. Greisbach stated that the pesticide impacts were widespread, but the State allows statistical analysis of concentrations across the property and remediation of the areas with the highest concentrations.

## **PUBLIC COMMENT**

Leonard Philbrick, 560 Barnes Road, stated that this property abuts his property. He is concerned with the shallow wells in his area. When the building was built, his well water got muddy, and a neighbor's well failed. That is a lot of material. He stated a concern with truck traffic. Ms. Greisbach replied that the excavations will be no deeper than four feet. They found that groundwater is in the bedrock in this area, so there will be no impact on the aquifer.

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

**Commissioner Kohan: Motion to continue the public hearing for application #404-26 Special Permit, Fill and Excavation – 3 Sterling Drive to the June meeting.**

**Commissioner Camire: second**

**Vote: Kohan – yes; Seichter – yes; Camire – yes; Venoit – yes; Chairman Fitzsimmons – yes.**

### **3. Text Amendment to comply with mandatory zoning changes per CT State Public Act 25-01 – changed will alter sections §4.1.B.3.a; table in §6.11 and §11.3 #901-26**

Commissioner Camire read the legal notice and correspondence into the record. Application #901-26 – Text Amendment to comply with mandatory zoning changes per CT State Public Act 25-01 – changes will alter sections §4.1.B.3.a; table in §6.11 and §11.3. Correspondence included a letter dated April 28, 2026, from Eliza LoPresti, Lower CT River Valley Council of Governments, to Kevin Pagini, Town Planner; Staff Referral Report received May 1, 2026, from Emely Ricci, Naugatuck Valley Council of Governments, to Wallingford Planning & Zoning Commission, Mayor of Wallingford, Town Planner, and the Zoning Enforcement Officer.

Chairman Fitzsimmons noted that this was discussed at the March workshop.

Mr. Pagini reviewed the changes and stated he worked with the Corporation Counsel and the Assistant Town Attorney. Changes to the parking regulations were made in accordance with Public Act 25-01 included changes to the chart in 6.11. Residential developments with 16 or fewer units now have no minimum parking requirement. Section 4.1.B.3.a is deleted as it is no longer allowed. Section 11.3 is deleted and refers to the State Statute for the filing of protest language.

Commissioner Camire stated that he supports the application. This is the right thing to do. He asked what the difference is between section 11.3 and the State Statute. Mr. Pagini replied that it has to be signed by owners of 50% instead of 20%.

Chairman Fitzsimmons noted that this will help. A downtown parking problem is a good problem. He is in support of the reduction in residential parking requirements.

#### **PUBLIC COMMENT**

Scott Amore, 13 Jenna Road, stated that he is part of Wallingford Works for Housing and that this is a great opportunity. The law isn't about buildings, it's about responsibility. Housing is something we do as a community. We need more starter homes. The public act reinforces this idea. This is well timed with the new POCD.

Commissioner Camire stated that this is not banning parking, just banning parking minimums. It gives developers discretion.

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 #901-26 Text Amendment to comply with mandatory zoning changes per CT State Public Act 25-01. The changes will alter sections §4.1.B.3.a; table in §6.11 and §11.3.

**Commissioner Camire: Second**

**Vote: Unanimous**

**Commissioner Kohan: Motion to approve a text amendment to Sections §11.3; §6.11 & §4.1.B.3.a through application #901-26 for a Zoning Text Amendment in Compliance with Special Act 25-01 to Section §4.1.B.3.a; table in §6.11 and deletion of §11.3 on language dated April 10, 2026, because of the positive impact these changes will have on housing opportunities, and to comply with the Special Act 25-01.**

**Commissioner Camire: Second**

**Vote: Unanimous**

The application is approved.

## **REPORTS OF OFFICERS AND STAFF**

### **5. POC Updates/General Updates/Workshop discussion items**

Mr. Pagini summarized his report and stated that the draft POCD document is due around May 20<sup>th</sup>. There are still a few more pop-up events in town. There was a successful event on May 7<sup>th</sup> spotlighting downtown. He noted that a recent report indicated that Wallingford is the 12<sup>th</sup> most walkable town in the state. He stated that the Hall Avenue streetscape improvements will start soon. It is being done by the Engineering Department. We received two workshop requests.

Chairman Fitzsimmons noted the letter requesting a workshop. He reviewed some upcoming meeting dates, including the POCD meeting with the Implementation Committee on May 28<sup>th</sup>. Thursday, June 11<sup>th</sup> is the public presentation of the POCD. He suggested Monday, July 6<sup>th</sup>, for a workshop. Topics will be sidewalks and the requested item. Consensus was to meet on the 6<sup>th</sup>.

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

- a. **349 South Orchard St/Zunga #802-26**
  - b. **35 Tennessee Ave/Trasacco #803-26**
  - c. **1271 South Broad St/First World Mortgage #306-26**
  - d. **930 North Colony Rd/Clynk #207-26**
  - e. **1 Barnes Industrial Rd South/1 Barnes Rd, LLC #307-26**
  - f. **11 Parker Farms Rd/Aldi #RA-26-02**
  - g. **970 North Colony Rd/Wallingford Shopping, LLC #308-26**
  - h. **243 North Colony St/Dizdarevic #209-26**
  - i. **10 Spring Brook Rd/Corey #804-26**
7. **ZBA April Decisions – no comment**
  8. **ZBA Notice of May 18, 2026 – no comment**

Chairman Fitzsimmons thanked everyone for their patience as we learn our new roles.

## **ADJOURNMENT**

**Commissioner Kohan: Motion to Adjourn the Wallingford Planning and Zoning Commission for Monday, May 11, 2026, at 8:45 pm.**

**Commissioner Camire: Second  
Vote: Unanimous**

Respectfully submitted,  
Cheryl-Ann Tubby  
Recording Secretary