

Wallingford Zoning Board of Appeals

May 18, 2026

7:00 p.m.

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

Minutes

Present: Thomas Wolfer, Chairman; Robert Gross, Secretary; Board Members: Karen Raddatz; Raymond Rys; Chris Larocque; Robert Prentice; and Amy Torre, Zoning Enforcement Officer.

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

Voting members tonight are *Larocque, Gross, Raddatz, Rys, and Chairman Wolfer.*

Chairman Wolfer noted that tonight's decisions will be published in the Record-Journal on Friday, May 22, 2026. The effective date of your variance will be Friday, May 22, 2026, the date a certified copy is recorded on the land records. The statutory 15-day appeal period will expire on Sunday, June 7, 2026. If you commence operations and/or construction during the appeal period, you do so at your own risk.

PUBLIC HEARINGS

1. #26-007/Variance Request/Kelley/58 Silliman Road

Mr. Gross read the staff notes into the record. The applicant seeks a side yard of 15.19 ft. where 15.19 ft. exists and 20 ft. is required to construct a 15 x 15.5 ft. addition and attached 44 sq. ft. uncovered deck at 58 Silliman Road in an R-18 District. The parcel and dwelling predate the inception of zoning. The applicant proposes the addition and deck to replace an existing uncovered deck at the NE rear of the dwelling. The proposed addition expands the 15.19 existing side yard setback to the rear, necessitating the Variance Approval.

Jim Kelly explained that he wants to put a 15 x 12 ft addition off the back of their family room. This would enclose the existing deck.

Mr. Gross clarified that they won't go further than the existing deck and stairs. Mr. Kelley replied that they will keep the existing footprint.

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

Mr. Conroy: Motion to approve #26-007 Variance Request for Kelley at 58 Silliman Road for a side yard of 15.19 ft. where 15.19 ft. exists and 20 ft is required to construct an addition and deck at 58 Silliman Road as shown on Existing Building Location Survey, property of James T. and Margaret G. Kelley, 58 Silliman Road, dated March 25, 2026 and submitted plans received April 17, 2026,

Ms. Raddatz: Second

Vote: Larocque – yes to approve; Gross – yes to approve; Raddatz – yes to approve; Rys - yes to approve; and Chairman Wolfer – yes to approve.

The application is approved.

CONSIDERATION OF MINUTES

2. April 20, 2026, Regular Meeting

Ms. Raddatz: Motion to accept the April 20, 2026, Zoning Board of Appeals Minutes as submitted.

**Mr. Rys: Second
Vote: Unanimous**

ADJOURNMENT

Mr. Rys: Motion to adjourn the May 18, 2026, regular meeting of the Zoning Board of Appeals at 7:10 p.m.

**Ms. Raddatz: Second
Vote: Unanimous**

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary