

Wallingford Zoning Board of Appeals

July 20, 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, July 24, 2026. The effective date of your variance will be Friday, July 24, 2026, the date a certified copy is recorded on the land records. The statutory 15-day appeal period will expire on Sunday, August 9, 2026. If you commence operations and/or construction during the appeal period, you do so at your own risk.

PUBLIC HEARINGS

1. #26-010/Variance Request/Lincoln/1175 South Broad Street

Mr. Gross read the staff notes into the record. The applicant seeks a Variance Approval for Septic Service where Public Sanitary Sewer Service is required to construct a live-work building at 1175 South Broad Street in a CB-40 District. Section 6.38 (Middle Housing) of the Zoning Regulations requires lots in the CB-40 District to be served by Public Water supply and Sanitary Sewers in order to permit the development/construction of live-work unit(s). The lot is one of several rear lots with no direct access to Town Road. A Right to Access Easement (as well as Utility Easement) exists across 1173 South Broad Street to 1171, 1175, 1177, and 1179 South Broad Street. Applicants will need to apply for PZC Site Plan Approval following the ZBA determination regarding the sanitary service. Comments have been received from the Water and Sewer Division and should be noted as a condition for any Approval. Correspondence included an Interoffice Memorandum from Thomas Flannery, Senior Engineer, Water and Sewer Divisions, to Amy Torre, Zoning Enforcement Officer, dated July 10, 2026.

Cheyenne Lincoln, Joseph Lincoln, and Harold Lincoln of 1175 South Broad Street, presented their application. Ms. Lincoln explained that they want to build an attached dwelling unit and add an additional septic system to the property. They will attach to water through the easement. She stated that there is no sewer service on the road or easement, only public water. There is already a septic system. Mr. Harold Lincoln stated that they were connected to the town water in 2017 when their wells were contaminated. They were told at the time that adding sewers was not feasible due to the cost. He confirmed that with the Sewer Department recently. Water and Sewer had no issue with them adding a septic system.

Mr. Gross asked if any of the properties on this street have sewer access. Ms. Torre replied that those fronting on Broad Street have it. This property fronts on private property with an access easement. Ms. Torre noted that the Middle Housing regulation requires sanitary sewers for new development. Mr.

Gross asked if they would be required to have a sewer if the development were commercial. Ms. Torre said that she didn't know, but this is a residential development under the Middle Housing regulation. They could also build a commercial on this property.

Chairman Wolfer asked if subdividing the property would mean a new sewer service would be needed. Ms. Torre replied that the lot cannot be subdivided. This application is about the use as a live-work unit. A commercial building would be allowed because it's in a commercial zone. The Middle Housing regulation comes in due to the way the unit is being developed.

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

Ms. Raddatz: Motion to approve #26-010 Variance Request for Lincoln at 1175 South Broad Street for Septic Service, where Public Sanitary Sewer Service is required to construct a live-work unit at 1175 South Broad Street as shown on a portion of Utility Survey and submitted plans received June 11, 2026, subject to:

- 1. Comments from Thomas Flannery, Senior Engineer, Water and Sewer Division, dated July 10, 2026**

Mr. Rys: Second

Vote: Larocque – yes to approve; Gross – no to approve; Raddatz – yes to approve; Rys - yes to approve; and Chairman Wolfer – yes to approve.

The application is approved.

CONSIDERATION OF MINUTES

- 1. June 15, 2026, Regular Meeting**

Ms. Raddatz: Motion to accept the June 15, 2026, Zoning Board of Appeals Minutes as submitted.

Mr. Larocque: Second

Vote: Unanimous

ADJOURNMENT

Mr. Rys: Motion to adjourn the July 20, 2026, regular meeting of the Zoning Board of Appeals at 7:15 p.m.

Ms. Raddatz: Second

Vote: Unanimous

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary