

Wallingford Planning & Zoning Commission
Regular Meeting
Monday, September 14, 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; James Seichter, Regular Member; J.P. Venoit, Regular Member; Joseph Sanders, Alternate; Richard Benham, Alternate; Casey Camire, Alternate; and Kevin Pagini, Town Planner.

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

- 1. PUBLIC HEARING – Text Amendment Request for Quinnipiac Valley Growth Partners #504-26** Continued to October meeting
- 2. PUBLIC HEARING – Text Amendment Request for KSCGH Partners, LLC #505-26** Continued to October meeting
- 3. PUBLIC HEARING – Special Permit Request for Atlantis Management Group #407-26** Continued to October meeting. The application has not been opened due to notifications.
- 8. SITE PLAN APPROVALS – Site Plan/Prime Bay Rentals, LLC/60 Carpenter Lane/Light Warehousing #212-26** Continued to October meeting

Consideration of Minutes –August 10, 2026, Regular Meeting

Commissioner Kohan noted that an updated version with the missing page included was distributed and that is the version that he will be moving.

Commissioner Kohan: Motion to approve the Minutes of Monday, August 10, 2026, Meeting of the Wallingford Planning and Zoning Commission as amended.

Commissioner Seichter noted two corrections:

- **Page 4, last paragraph, correct Section 3.4 to read Section 6.34**
- **In the same paragraph, change indicates to includes**

Commissioner Leonardo: Seconded the motion with the amendments.

Vote: Unanimous to approve.

PUBLIC HEARINGS

- 4. CT General Statute 8-30g-Site Plan/The Metro Realty Management Corp./110 Leigus Road #221-26**

Commissioner Leonardo read the legal notice and noted the correspondence. Application #221-26 – Site Plan request for The Metro Realty Management Corporation to construct 83 units of residential housing under CT Statute §8-30g at 110 Leigus Road “Lot C”. Correspondence included Interoffice Memorandum dated August 27, 2026, from Thomas Flannery, Senior Engineer, Water & Sewer, to Kevin Pagini, Town Planner; Memo dated August 31, 2026 from the Engineering Department to the Wallingford Planning and Zoning Commission; letter dated September 2, 2026 from Kevin Pagini, Town Planner, to Metro Realty Management Corp.; email dated September 10, 2026 from Rajan Doering, Wallingford Board of Education, to the Wallingford Planning and Zoning Commission; and email dated September 14, 2026 from Mary Mushinsky, State Representative to the Wallingford Planning and Zoning Commission.

Atty. Timothy Hollister, Hinckley, Allen and Snyder in Hartford; Thomas Daly, Civil Engineer, SLR Consulting; Kyle Richards, Executive Vice President, Metro Realty; Mark Vertucci, Traffic Engineer with Fuss and O’Neil, in Hartford, and Lanise Miller, Director of Supportive Housing at MidState ARC presented.

Atty. Timothy Hollister used a PowerPoint and explained the background for the application. In May of 2026, KSCGH Partners was approved to subdivide the property. This application is for Lot C, and Metro Realty has a contract to develop it. They notified Water and Sewer and the Health Department, as well as neighbors. They provided an Affordable Housing Needs memo. Their application with Inland Wetlands has been continued to their October 7th meeting, so they know there will be no vote tonight. They decided to file a Site Plan only under 8-30g Affordable Housing. This project is filed as Assisted Housing, which involves some government subsidy. He stated that the only basis that can be used to deny this application is substantial public health or safety concerns that clearly outweigh the need for additional lower-cost housing units. The property is currently vacant. The address of 110 Leigus Road is the large parcel, and this property will be accessed from Miles Drive. The parcel is in the WI district, and there are a variety of uses around this site. The dimensions of the proposed use meet the regulations of the WI district. He reviewed the current level of affordable housing and the need to reach 10%.

Mr. Richards gave a brief review of the history of Metro Realty and stated that they are a fully integrated land developer and handle every aspect of development in-house. They have a team of maintenance professionals. They hold the property indefinitely. They have built 1,700 affordable homes in Connecticut. He showed photos of communities they have developed and indicated that this community will be similar to Highland Farms in Cheshire. He explained that all their properties are financed through the State’s Low Income Housing Tax Credit program. He explained how it works. He stated that the quality of the affordable units will be the same as the market-rate units. This is not a rental assistance program. A majority of renters work and pay rent. Housing is affordable if it costs no more than 30% of income. Out of the 83 units, 20% will be market rate and 80% will be affordable. They will commit to affordable for 50 years. He showed the rental rates and income limits. He noted that 18 units will be reserved for those with intellectual disabilities, with supportive services provided by MidState ARC.

Ms. Miller explained that they use assistive technology and on-site support staff. They can design apartments to meet the needs of residents. They will have an office on site. There are several assisted housing communities in the State.

Mr. Richards explained that the parcel is 21.9 acres. They intend to preserve the wetlands and forest on the property. The development will be in the northern portion that was previously cleared for farming. Traffic will be directed to Miles Drive. He reported that he met with the Fairlawn Farms Homeowners group, and they are interested in preserving the undisturbed forested land in permanent conservation as a gift to the Town. They are agreeable to doing so as a condition of approval. Details are subject to a review by the Town Attorney and the Town Council. This would involve a little bit more than half of the 21 acres. He described the 83 apartments in seven buildings and 138 parking spaces. Every apartment will have a direct entrance from the outside. The buildings will be two-story. No building will have more than 12 apartments. There will be a central courtyard. Parking will be close to the front doors.

Mr. Daly reported that he worked with wetland scientists to identify wetlands. There is a stone wall where the strong vegetation starts. They focused on the area that was once farmed and is the highest elevation. They will have very little activity in the upland review area. He showed where the wetlands are. The property has access to utilities, and a sewer easement runs through the property. The central island is for aesthetics. He said he verified that a fire truck could navigate the project. He has a letter from Water & Sewer stating that there is sufficient capacity. He acknowledged the watershed protection area and the strong stormwater requirements. He discussed the stormwater plan. Mr. Daly reported that they received comments from Water & Sewer that their design meets the regulations as well as the new DEEP standards for water quality and quantity. Ultimately, the water drains down to the wetlands, not to Grieb Road. He showed where the proposed conservation restriction encompasses more than 54% of the property and includes all the wooded area. They will be doing very little clearing and will be putting 148 trees back. They will put in a strong vegetative buffer along Rt. 91 and restoration plantings along the wetland buffer.

Mr. Richards showed the architectural elevations and photos of similar communities. Each apartment has a private patio or deck. The apartments are stacked with a private staircase to the second-floor apartment. The apartments will be approximately 900 sq. ft. He shared floor plans. He added that they work toward Platinum Level in the National Green Building Standard and will have solar panels on the roof.

Mr. Vertucci explained that they looked at three intersections on Rt. 68 and did traffic counts on June 17th. They analyzed traffic at peak hours and added 0.5% per year for growth. They also added in traffic for other developments in the area. He showed the expected impact based on the ITE manual to be 34 new trips in the morning peak hour and 43 in the evening peak hour. He explained the capacity analysis. He explained how they rated the level of service. The intersection at Rt. 68, Miles Drive and Northrop are expected to increase by 2% and will not cause a change in level of service. The northbound intersection with Rt. 91 will be slightly affected. Mr. Vertucci reported that they looked at crash data. He explained how they used the ITE manual to determine parking demand. They are confident that they

have plenty of parking. His professional opinion is that this development will have no significant impact on the safety and efficiency of the area.

Commissioner Leonardo thanked the applicant for a thorough presentation. He asked how many handicapped spaces are included. Mr. Richards replied seven. Commissioner Leonardo asked if that would be sufficient. Ms. Miller replied yes. Commissioner Leonardo asked about the effect of runoff on the tributary to the Muddy River that runs through that property. Mr. Daly replied that the tributary is well within the wetlands. It will be contained in the conservation restriction. Stormwater at the southern end of the property will be treated before it merges with the tributary. Commissioner Leonardo asked how the increase in impervious will affect the area. Mr. Daly reported that they modeled the site to find the flows off the site, and water will go where it goes now. Soil testing targets infiltration rates in the basin. Water is drained to the south end in catch basins with an oil and grit separator and then a sand filter. Discharge of the basin has controlled output. It will release at a rate no greater than existing conditions. The basin will be seeded to promote infiltration. This is designed with the new rainfall data for more intense storms. He noted that the Water and Sewer Department has signed off on the design. Commissioner Leonardo asked about pollutants and pesticides that would not have been there before. Mr. Daly replied that there will be very little lawn area and the stormwater system will handle it. Commissioner Leonardo asked about long-term maintenance and how long the stormwater management system will last. Mr. Daly replied that they have provided a maintenance plan. The systems should be looked at twice a year, and the basin is mowed once a year. There is a regulation that they can't use salt. Metro Realty has a low-impact policy for pesticides and herbicides. Metro Realty has its own maintenance staff and would inspect after any storm.

Commissioner Kohan noted that this area has always been under scrutiny. He stated that this development is appropriate for this space. It should be a low traffic generator. He likes the idea of a conservation area. He asked if the buildings would be visible from Rt. 91. Mr. Daly replied yes. Commissioner Kohan asked if there would be any differentiation between the affordable units and the market-rate units. Mr. Richards replied no.

Commissioner Seichter stated that he is supportive of affordable housing. He believes this project is superior to other affordable housing projects they have seen. He likes the 50 years of affordability. He asked if the affordable units and market-rate units will be mixed into the development. Mr. Richards said yes. Commissioner Seichter stated that the 80% affordable and the 18 units for supportive housing are unique. He stated that he likes the conservation area to buffer the development from Grieb Road. This project fits the area. He supports the project.

Commissioner Sanders stated that the development truly has affordable housing at the core. He applauded the set-aside for those with disabilities. Generally, he thinks this is a good idea. He asked if any preference would be given to Wallingford residents. Mr. Richards stated that they can't give any preferential treatment due to the Fair Housing laws. They will work with Wallingford's Housing Authority and can extend a preference to those on the waiting list. Atty. Hollister noted that the Fair Housing Act requires them to avoid discrimination. He added that it can be a condition of approval that

they work with the housing authority. Commissioner Sanders asked about the length of leases. Mr. Richards replied that they are typically annual. They will review the affordability qualifications and income increases. The CT Housing Authority also reviews them. Commissioner Sanders asked what happens if someone begins to make too much for the affordable units what happens. Mr. Richard replied that this is not uncommon. Their unit can be re-designated to another level of affordability, and the affordability attributed to another unit. They are not displaced.

Chairman Fitzsimmons asked if the potential name of the community was in the proposal. Mr. Richards replied no; that was a reference to a comparable community. Chairman Fitzsimmons asked if the gift of the land would be given to the Land Trust. Mr. Richards replied that it depends on the preference of the Town. Chairman Fitzsimmons noted that the proposed build year is 2029 and asked if the traffic study considered that. Mr. Richards replied that 2029 is when they expect 100% occupancy.

Mr. Pagini noted that the applicant consented to the public hearing even though that is not common for 8-30g applications.

Chairman Fitzsimmons stated that the application is open for comment, but there will be no vote tonight because the applicant does not yet have the required Wetlands permit.

PUBLIC COMMENT

Mr. Cornelius, 294 Grieb Road, asked if Section 8 people would be there as well. Chairman Fitzsimmons replied that the applicant is using the Affordable Housing Act with tax credits, not Section 8.

Scott Amore, Jenna Road, stated that he volunteers with Wallingford Works for Housing and is happy to see this is a community in a place that is underutilized. This developer is different because they will maintain ownership of the property. The concerns of residents are mostly environmental. The applicant talked to residents and offered the deed restriction. The project will have very little asphalt or grass and a preserved wetland space. He believes that this development ticks all the boxes.

Juda Lopez, Academy Street, stated that she has facilitated conversations about housing. She often hears stories of younger people who are fully employed but still can't find housing they can afford. She appreciates the recognition that they can't discriminate. She likes the conservation restriction. She suggested discussing whether the development fits the Town and the needs of the Town. This is a thorough and nice application. She supports this project.

Brent Bodilair explained that he lives in supportive housing in the Cheshire development and how it benefited him. He hopes Wallingford will approve the proposal.

Donna Bodilair explained that Brent is her son and encouraged the Commission to not be apprehensive of this supportive housing development. Keep in mind what it would mean for the Wallingford community.

Albert Renda, 93 Leigus Road, stated that he lives across from this property. He stated that they would have to stay on top of the oil and gas separator because it needs a lot of maintenance. He is more concerned with chemicals coming off the property and affecting the wells on Grieb Road. He asked if they will be testing the wells. He was concerned that there wouldn't be enough parking. He was also concerned about the fire access road that is already used by the public. He asked if reports on the storm drains will be available to the public.

Ken Lloyd, President of Wallingford Community Farmers Group and an environmentalist. He stated that he supports affordable housing but expressed concern about animals and birds. He understands the need for housing, but there are many unoccupied buildings in town. He believes in the concept, but this will destroy and disrupt natural habitats.

Bonnie Daigle, 231 Grieb Road, reported on research she did on Metro Realty. She found complaints on public platforms from tenants about unresolved repairs, poor property upkeep, and unresponsive management. State Representative Tom Delnicky in South Windsor recently got involved. She stated that she is not against assisted living. She asked why the traffic study didn't look at intersections west of Leigus Road. She asked how much this project will cost Wallingford residents.

Atty. Hollister noted that Metro Realty is a first-class company. They are very concerned about the remarks.

Mr. Richards explained that they have over 2,000 apartments and there are thousands of interactions every year. There will be unhappy people. Metro Realty has a 30-year track record. But he said that they take criticisms seriously.

Commissioner Camire asked for clarification of the financing. Usually the builder gets financing based on the expected income. The Federal program allows developers interested in setting aside units as affordable to get compensated for the rents they are not collecting. Wallingford contributes nothing, correct? Mr. Richards replied Correct. The federal tax credit is administered at the State level through CHFA. Commissioner Camire asked how the intersections were selected for the traffic study. Mr. Vertucci replied that they looked at the existing traffic volumes and determined that 80% of the traffic comes from Rt. 91. The 20% of the volume going west would only be 4 or 5 cars. Commissioner Camire asked about the trip generation. Mr. Vertucci replied that the ITE manual has land use codes for multifamily low-rise housing. The manual has counts done across the country to get an average rate. Then apply that to the number of units. Commissioner Camire asked about the oil/water separator. Mr. Daly replied that it is an oil, water, and grit separator. Commissioner Camire clarified that the water reaching the watershed would be no different than it is now. Mr. Daly confirmed. The basin is designed to handle increased flow. Water quality calculations are outside that. We have a treatment train in series. Each item in the treatment train has specific maintenance requirements. He described the minimum standards. This is part of regular maintenance, and the maintenance team is regional. He noted that Wallingford Water & Sewer can also inspect. Commissioner Camire asked how the land will be given to the town. Mr. Richards replied that it depends on the Town Council, but Metro Realty is okay

with the conveyance. Commissioner Camire asked if the supportive housing would be grouped or scattered. Ms. Miller replied that they will be scattered. She added that an office will be staffed 24/7 and each individual will have their own staff person as well. Commissioner Camire added that he is excited to see this move forward.

Commissioner Leonardo asked how the traffic study included other projects. Mr. Pagini replied that they came to the Zoning office and reviewed approved projects.

Commissioner Kohan mentioned problems with retention basin maintenance on other properties. He proposed adding a sign-off when inspections are done, so the owner has to notify the Town. He also suggested putting up bat houses since there is an endangered species of bats in the area. He asked them to use native plants and bushes, which will attract wildlife and birds.

Chairman Fitzsimmons noted that this is a land use board and we are more concerned with the land use than the user. This property will be used by and managed by Metro Realty. This is different from other applications the Commission has seen. The Commission has approved several projects that haven't started because the property is being sold. He asked if the Wallingford Electric Sign facing Rt. 91 would have to come down. Mr. Richards said he is not sure where it is in the development footprint.

Hearing no further public comment, Chairman Fitzsimmons confirmed that this application will be continued to next month.

Commissioner Kohan: Motion to continue the public hearing for application #221-26, Site Plan/Metro Realty Management Corp/110 Leigus Road, to the October 14, 2026 meeting.

Commissioner Leonardo: second

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

OTHER BUSINESS

5. Special Permit – Fieldstone Farms Association, Inc. - Fieldstone Farms – minor modification – driveway expansion (Continued from 08/10/2026) #406-26

Commissioner Leonardo noted the correspondence, including a letter dated August 24, 2026, from Mark Landow, Fieldstone Farms Association to Wallingford Planning and Zoning Commission; letter dated August 13, 2026, from Sebastian Velez, Environmental and Natural Resources Planner to Wallingford Planning and Zoning; letter dated July 22, 2026 to Kevin Pagini, Town Planner with photos; and email dated September 8, 2026 from Alan Barberino to Kevin Pagini, Town Planner.

Mark Landow, President, Fieldstone Farms Association, stated that he worked with Town departments. The result is that they changed the number of units that will expand to 40. They are using the town recommendations. This will satisfy a lot of the problems in the community.

Chairman Fitzsimmons asked if Mr. Landow had the reports from Engineering, the Environmental Planner, and the letter from Mr. Barberino. Mr. Landow responded that Mr. Barberino is not on the Board of Directors. The Board voted not to allow expanded curb cuts or aprons. They are following the recommendations of the Town.

Commissioner Seichter asked if the expansions would take no more than 250 sq. ft. Mr. Landow confirmed. He stated that if they need more expansions, that would trigger an engineering study. Commissioner Sanders noted the clarification of the pavers versus asphalt question. He clarified that the request is to allow 42% of property owners to do this. Mr. Landow replied that the Environmental Planner felt there was no difference between pavers and asphalt, so they are going with asphalt. He noted that not everyone needs the expansion.

PUBLIC COMMENT

Alan Barberino, 11 Pondside Drive, stated that the curb cut is needed for shorter driveways. He asked about the pavers versus asphalt question. Chairman Fitzsimmons replied that this is an HOA application and they are not including curb cuts. The paver versus asphalt issue has been resolved since either is acceptable. Mr. Landow noted that it is up to the association.

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 #406-26 Fieldstone Farm Association – Minor Modification

Commissioner Leonardo: Second
Vote: Unanimous

Commissioner Kohan: Motion to approve a minor modification to application #406-26 Fieldstone Farm Association –a minor modification to an approved Special Permit request for Fieldstone Farm Association to allow driveway expansions in an OSPRD, subject to the following condition:

- 1. Any driveway expansions are limited to 40 individual units. Any expansions that exceed the initial 40 expansions, as outlined in application materials dated July 10, 2026, would be subject to a full engineering study of the previously approved drainage system and Inland Wetlands and Watercourses review.**

Commissioner Leonardo: Second

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

The application is approved.

SITE PLAN APPROVALS

6. Site Plan/A. Secondino & Sons. Inc./1 Dudley Ave./Addition #219-26

Commissioner Leonardo read the correspondence into the record, including a letter dated July 22, 2026 from Kevin Pagini, Town Planner, to A. Secondino & Sons, Inc.; letter dated July 29 2026 from Wallingford Department of Engineering to Wallingford Planning & Zoning Commission; email dated August 3, 2026 from Thomas Flannery, Senior Engineer, Water & Sewer to Wallingford Planning & Zoning; letter dated August 6, 2026 from Juliano Associates to Kevin Pagini, Town Planner; Wallingford Water Division, Plumbing Fixture Count; Soil Boring Log dated August 4, 2026; Interoffice Memorandum dated August 11, 2026 from Thomas Flannery, Senior Engineer, Water & Sewer, to Kevin Pagini, Town Planner; Investigation Report dated August 5, 2026 from the Fire Marshal, Brian Schock; memo dated September 4, 2026 from Allison Kapushinski, Town Engineer to Wallingford Planning & Zoning Commission; letter dated September 8, 2026 from Romeo Valentin, Juliano Associates to Kevin Pagini, Town Planner; letter dated September 8, 2026 from Juliano Associates, Stormwater Operating and Maintenance Plan; email dated September 9, 2026 from Sebastian Velez, Environmental and Natural Resources Planner to the Wallingford Planning and Zoning Commission.

Romeo Valentin, Project Engineer, Juliano Associates, and Hank Prahaska, A. Secondino, general building contractor, presented.

Mr. Valentin explained that the property is 10.27 acres and the proposal is for building 2. They will remove some asphalt and replace it with a 14,560 sq. ft. addition. They will add an 8,014 sq. ft. bituminous area. The building will house new equipment for the factory. There will be no change to parking. They will add a detention basin for roof runoff and the new paved area. He described the stormwater system and how it will tie into the existing catch basin system.

Mr. Pagini noted that the application is actually for Ulbrich Specialty Metal and the applicant has addressed all of the staff concerns.

Commissioner Kohan asked if the retention basin will be above or below ground. Mr. Valentin replied that it will be 4 ft. deep, so about 1 ft. higher than the drive area. It is a depression. Commissioner Kohan asked about inspections. Mr. Valentin replied that they have provided a maintenance plan that includes inspections twice a year with reports going to the Planning and Zoning office.

Chairman Fitzsimmons asked if 1 Dudley Avenue is still the proper address for this building. Mr. Pagini replied that it is still listed as 1 Dudley Avenue.

PUBLIC COMMENT

None

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

Commissioner Kohan: Motion to approve application #219-26 – 1 Dudley Avenue – Site Plan – 14,560 sq. ft. addition – Site Plan approval request for Ulbrich Stainless Steel and Special Metals, Inc. to construct a 14,560± sq. ft. addition to an existing steel manufacturing facility and to re-configure a portion of the existing parking area on plans entitled “Site Development Plan Proposed Addition to Building #2” dated June 30, 2026 and revised to September 8th, 2026, subject to the following conditions:

- 1. Comments from Tom Flannery, Senior Engineer, Water and Sewer Division, dated August 3, 2026, and August 11, 2026.**
- 2. Comments from the Fire Marshal’s office dated August 5, 2026.**
- 3. Comments from the Town Engineer, Alison Kapushinski, dated July 29, 2026, and September 4, 2026.**
- 4. Submission of field infiltration testing results to be submitted to the Planning and Zoning office prior to the issuance of a building permit.**
- 5. Filing of the Operation and Maintenance Plan as required by Section 4.12.K.1 of the Town of Wallingford Zoning Regulations.**
- 6. Erosion and sediment control bond in the amount of \$7,500.00.**
- 7. Six (6) copies of final plans forwarded to the Planning and Zoning office.**

Commissioner Leonardo: Second

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

The application is approved.

7. Site Plan/McInvale/1183 & 1185 Old Colony Road/8 Townhouses #218-26

Commissioner Leonardo read the correspondence into the record including a letter dated July 22, 2026 from Kevin Pagini, Town Planner to Houston McInvale; memo dated July 29, 2026 from Alison Kapushinski, Town Engineer to Wallingford Planning & Zoning, Inspection Report dated August 5, 2026 from Brian Schock, Fire Marshal; letter dated August 6, 2026 from Annette Ellis, Juliano Associates, to Kevin Pagini, Town Planner; email dated August 7, 2026 from Annette Ellis, Juliano Associates to Wallingford Planning and Zoning; Interoffice Memorandum dated August 11, 2026 from Thomas Flannery, Senior Engineer, Water & Sewer, to Kevin Pagini, Town Planner; letter dated August 25, 2026 from Annette Ellis, Juliano Associates to Kevin Pagini, Town Planner; and email dated August 26, 2026 from Alison Kapushinski, Town Engineer, to Annette Ellis, Juliano Associates.

Peyton Turnquist, Project Engineer at Juliano Associates, presented the application. The two parcels combined total 25,059 sq. ft. in the T30 district. There are two existing buildings, one of which is partially destroyed. Both will be demolished. They propose two buildings with 8 townhomes, each with two garages. They will use town water and sewer. They will reduce the impervious area. She explained the stormwater runoff depression for water quality volume. She reported that they are waiting for a response to their response to the Water & Sewer Division. Anything outstanding can be a condition of approval.

Commissioner Kohan referred to the August 11th letter from Water & Sewer and asked if the townhouses will be subject to resale, so they would need individual water and sewer services. Ms. Turnquist replied yes. She added that each will have its own water and sanitary sewer lateral.

Commissioner Camire asked if the units will be market rate. Ms. Turnquist replied yes. Commissioner Camire asked if they will be rentals or owned individually. Ms. Turnquist replied that that is not known yet.

Chairman Fitzsimmons asked if they can find an area for snow removal and designate it on the plan. Ms. Turnquist agreed.

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

Commissioner Kohan: Motion to approve Special Permit for #218-26 – 1183-1185 Old Colony Road – Site Plan – Townhomes for Site Plan approval request for McInvale to construct 8 townhouses and demolish the existing burn-damaged buildings on site on plans entitled “Site Layout Plan” dated July 7, 2026 and revised to August 6, 2026 subject to the following conditions:

1. Comments from the Town Planner dated July 22, 2026.
2. Comments from Tom Flannery, Senior Engineer, Water and Sewer Division dated August 11, 2026.
3. Comments from the Fire Marshal’s office dated August 5, 2026.
4. Comments from Town Engineer, Alison Kapushinski, dated July 29, 2026.
5. That the two properties are merged and evidence of this merger is provided to the Planning & Zoning office prior to the start of construction or issuance of a building permit.
6. Erosion and sediment control bond in the amount of \$12,500.00.
7. Six (6) copies of final plans forwarded to the Planning and Zoning office.
8. Designated Snow shelf to be included on the plan.

Commissioner Leonardo: second

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

The application is approved.

REPORTS OF OFFICERS AND STAFF

9. Discussion on updates/remarks

Mr. Pagini reported that the POCD final draft was sent to SCRCOG and Town Council, and the final adoption meeting is September 23rd at 6:30 pm. He reported that the first public information meeting for the Rt. 5 Yale Avenue Intersection was held August 27th. He reported that the WCI is working on bike

rack locations downtown. He reported that the new Environmental and Natural Resources Planner started August 3rd. The Smart Gov online permitting system is almost ready, with training scheduled in October. They are hoping for a soft launch in late October. He reported that they are working on the final agreement for the Boat House Senior Housing project. He added that the new Land Use Specialist and Zoning Enforcement Officer start October 8th.

Chairman Fitzsimmons stated that since the bike racks will be on public land, the Commission should approve the locations.

10. Discussion on Administrative Approval – 59 North Elm Street #222-26

Chairman Fitzsimmons explained that this is a request from Choate Rosemary Hall for dugouts that generated emails from a resident. He asked if it is appropriate for the Commission to consider what Choate can do without approval. They are a large landowner, but this is a small application. Do we allow large property owners to make small modifications with notification?

Commissioner Camire asked if there is currently a mechanism for this. Chairman Fitzsimmons replied no.

Mr. Pagini noted that Choate is zoned residential but is a campus, so it is understandable that the public wants to know what's happening.

Commissioner Leonardo asked how we would define small projects. He noted that one project can lead to another. He suggested looking at what other towns are doing.

Chairman Fitzsimmons suggested a workshop to discuss this. He asked Mr. Pagini to explore what other towns are doing.

Commissioner Seichter suggested getting some ideas for how it could be handled before the workshop. He asked if they are adding dugouts or replacing them. Mr. Pagini replied that this is a new softball field and they are replacing benches. Commissioner Seichter agreed that it is a minor modification.

Mr. Pagini reported that he spoke to Choate about sharing their master plan, but they declined.

Chairman Fitzsimmons asked for a motion to approve the site plan revision to upgrade existing softball field benches with dugouts at Choate as requested in their August 24th letter.

Commissioner Kohan: Motion to approve the Site Plan for 59 North Elm Street, application 222-26, Choate Rosemary Hall, to add permanent dugouts to their softball field.

Commissioner Leonardo: Second
Vote: Unanimous

BOND RELEASES

11. Connecticut Proton Therapy Center/932 Northrop Road

Mr. Pagini reported that this can be released.

Commissioner Kohan: Motion to approve the release of the bond for Connecticut Proton Therapy Center, 932 Northrop Road.

Commissioner Leonardo: Second
Vote: Unanimous

12. New England Cider Company/110 N. Plains Industrial Road

Mr. Pagini reported that this can be released since the lessee went out of business.

Commissioner Kohan: Motion to approve the release of the bond for Site Plan modifications for New England Cider Company, 110 N. Plains Industrial Road.

Commissioner Leonardo: Second
Vote: Unanimous

13. Administrative Approvals – noted as approved

- a. **25 Welcome St./Nodzewski #809-26**
- b. **860 North Main St. Ext/Lumibility #314-26**

14. ZBA August Decisions – no meeting

15. ZBA Notice of September 22, 2026 – no comment

Upcoming meetings were noted, including:

POCD on September 23rd

Workshop on housing October 5th in the library

Regular P&Z Meeting moved to Wednesday, October 14th

ADJOURNMENT

Commissioner Kohan: Motion to adjourn the Wallingford Planning and Zoning Commission for Monday, September 14, 2026, at 10:10 pm.

Commissioner Leonardo: Second
Vote: Unanimous

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary

