

Wallingford Planning & Zoning Commission
Regular Meeting
Wednesday, October 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; and Kevin Pagini, Town Planner.

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

- 1. PUBLIC HEARING – #504-26 Text Amendment request for Quinnipiac Valley Growth Partners to add cannabis retailer as an allowed use by Special Permit in the RF-40 (Route 5) Zoning District. Text amendment will alter Sections §1.4; §6.34; and §4.16.C.**
Withdrawn
- 5. SITE PLAN – Site Plan/Times Microwave Systems/358 Hall Avenue #224-26** (continued to November 16, 2026 meeting)

Consideration of Minutes – September 14, 2026, Regular Meeting

Commissioner Kohan: Motion to approve the Minutes of Monday, September 14, 2026, Meeting of the Wallingford Planning and Zoning Commission as submitted.

Commissioner Leonardo: Second
Vote: Unanimous to approve.

Chairman Fitzsimmons noted that going forward, the Commission will require all evidence and feedback to be received one week prior to the meeting.

PUBLIC HEARING

- 2. Text Amendment request for KSCGH Partners, LLC to add a new section §4.27 entitled “Mixed Use (MU) District” floating zone to the Town of Wallingford Zoning Regulations #505-26 (continuation)**

Commissioner Leonardo noted the additional correspondence. Email from Michele Dellipoali, to Kevin Pagini, Town Planner received August 19, 2026; draft text amendment received August 24, 2026; email from Dennis Ceneviva, to Kevin Pagini, received September 11, 2026; draft text amendment received October 2, 2026 with information on floating zones; Interoffice Memorandum from Thomas Flannery, Senior Engineer, Water & Sewer to Kevin Pagini, Town Planner received October 9, 2026; draft text

amendment received October 9, 2026; Memo from the Department of Engineering, to the Planning & Zoning Commission dated October 9, 2026; email from Dennis Ceneviva to Kevin Pagini, Town Planner, received October 14, 2026; letter from Don Crouch, Economic Development Specialist to the Wallingford Planning & Zoning Commission, received October 14, 2026; staff comments from Sebastian Velez, Environmental and Natural Resources Planner dated October 14, 2026; letter from David Bouvier, Fairlawn Farms, dated October 14, 2026; and an Inspection Report from the Wallingford Fire Marshall, dated October 14, 2026.

Atty. Dennis Ceneviva, Ceneviva Law Firm, 721 Broad Street, Meriden, and Matt Brutin, Project Engineer, BL Companies, presented.

Atty. Ceneviva handed out a copy of his presentation. The concept of a floating zone was explained at the last presentation. He noted that this is not solely the concept of a property owner, but collaboration with the Town. He explained the floating zone as a district applied to one or more parcels with the design goal to provide flexibility balanced by control in the development of land. Flexibility and control are given to the Planning & Zoning Commission. The application to one or more parcels is a legislative decision by Planning & Zoning. This gives broader authority. He stated that they can't submit a plan for a property if it is not zoned for the use they are seeking. He stated that this is a multi-layered process. First, the zoning district is created. He explained the purpose of the zone. Then the applicability is determined, including certain limitations that Town Staff suggested. Some public comments were also included. They propose a minimum of 40 acres. An overall conceptual site plan is designed and developed with no less than 25% of the gross floor area residential and a minimum of 25% non-residential. There is broad discretion on the part of the Commission to approve, deny, or adjust the plan. The Commission would look at traffic, access points, and limit applicability to certain zones. They propose only IX, WI, CA, and CB zones. They listed 13 permitted uses, one of which provides some discretion on the part of the Commission. They included accessory uses such as a drive-thru. The site plan should include a central open space for pedestrians and bike trails. For building design, they included 40,000 sq. ft. for non-residential buildings and the 1st-floor building facade limited to 400 ft in length. The parking plan was developed with the input of Water & Sewer and the Town Engineer to include a standard for impervious surface cover. Open space has to be a minimum of 50%, and interior landscaping is required between parking areas. The minimum landscape buffers are increased to 150 ft. between non-residential and residential. A traffic impact analysis is required, and the Commission can request a peer review. Procedural requirements include an informal meeting/workshop with the opportunity for staff and the Commission to review the overall conceptual site plan and comment. Then the application applies for the Zoning Map Amendment to apply the Floating Zone, with a public hearing and notification to neighbors. This is when the overall conceptual site plan is shared, but the plan is not approved at this point. Once the zone is approved, then the plan will be submitted for Site Plan approval. The final draft of the text amendment addressed all comments received except for those from the Environmental Planner received today. They are willing to incorporate those comments.

Commissioner Seichter noted that the Commission received quite a few documents today. He stated that he appreciates all the work put into this proposal. He asked about the version of the amendment

received October 9th that has the applicability size at zero. Atty. Ceneviva replied that it should be 40 acres. Commissioner Seichter asked how many possible parcels in town could meet this. He suggested changing it to 60 acres. He asked about the landscape buffer of 150 ft. for commercial and 100 ft. for residential. He stated that he would like to see 150 ft. for both. He stated that the proposal could result in a project with 75% retail.

Atty. Ceneviva stated that there was a concern that the development would be heavily residential, so they added the minimum. As for locations, that is based on the Commission's discretion, and the applicant won't propose something that will fail. The Commission has discretion. He noted that 75% commercial would not meet the parking and impervious surface requirements. The purpose of this is to provide flexibility since we don't know what the future will bring.

Commissioner Seichter stated that making other uses available in these zones is good. The possibility of 75% retail is a concern. He asked about the setback. Mr. Pagini replied that in the WI zone the frontage setback is 100 ft. Commissioner Seichter noted that the front of the building needs to face the road and that should be part of the building design. Regarding the 50% open space, he asked if that was discussed with Water & Sewer. Atty. Ceneviva replied yes, and the Town Engineer, too. As for the setback, he stated that they wanted the buildings to be closer to the road without parking in front.

Commissioner Kohan appreciated the chart that was added to the text amendment. He stated that a floating zone fits the requirements to allow this type of development while still giving Planning & Zoning control. He believes the final draft is good. Regarding the permitted uses, he asked about the maximum number of units for a multi-family residential development. Atty. Ceneviva replied that they added some 3-bedroom units based on feedback. They made the density low enough to discourage too many units. Townhouses would also fit. The design provides some breadth. Commissioner Kohan referred to the Regulatory paragraph, line 2, stating that it doesn't make sense. He suggested striking the reference to overall character as we can't say that anymore. He asked about the two-year limit for development in number 3. Mr. Pagini noted that it is typically five years, but because this changes the entire zone, it would revert to the original underlying zones. Commissioner Kohan noted comments received today about the height. Mr. Pagini stated that the WI allows up to 80 ft if there is enough setback. Commissioner Kohan stated that he likes the way this is written and that Planning and Zoning still has authority. He thinks this is a win-win.

Chairman Fitzsimmons stated that the concept of a floating zone is different. Conceptually, it works. He supports the proposal. He quoted from the letter received today from the EDC that this is "a coordinated approach to development can create opportunities for shared infrastructure, improved internal circulation, and more efficient use of the land and parking." The letter continues, "The EDC office believes that a carefully structured mixed-use floating zone could strengthen Wallingford's economic development toolkit by providing greater flexibility for appropriate large-scale projects while retaining meaningful planning, infrastructure, traffic and environmental safeguards." He stated that he would like more time to review the materials due to a lot being received just today.

Mr. Pagini stated that the applicant worked with staff and addressed the bulk of the comments. Staff is happy with the proposal.

PUBLIC COMMENT

Scott Amore, Jenna Road, stated that this is a creative way to address the recommendations of the POCD. He suggested adaptive reuse of post-industrial properties. He noted that there is no application yet. He asked if the Commission could change the 40 acres. He also asked if the Commission could create its own amendment. He stated that he is an advocate for housing with walkable communities.

Don Crouch, Economic Development Specialist, stated that the project should start within two years due to the amount of time and resources that would be invested before the site plan is presented.

Ken Lloyd, President of Wallingford Community Farmers Group and an environmentalist, asked how many undeveloped acres will be used for the mixed development on Rt. 68. He is concerned about developing this land. We need more information. The public doesn't know about this. This would turn 40 or 60 acres of land into condos and apartments. It won't be the same town.

Sheryl Hart, North Elm Street, asked if affordable housing is involved. Is it what's going to be built first or the zoning first? Chairman Fitzsimmons replied that this application is a zoning text amendment, not the application at 110 Leigus Road. Planning is done first.

Craig Fishbein, Grieb Road, stated that zoning is important. He noted that he couldn't find the current version of the amendment and asked that the public be part of the process. He stated that ultimately this is spot zoning and that's not allowed. He stated that 60 acres may be more appropriate. Looking at the potential parcel, he stated concern with sight lines. He noted that the existing berms and plantings would go away if the setback is 50 ft. He is not in favor. There are other ways to go about this. He is afraid for this land. He noted that there would probably be curb cuts added.

Jessica Wysocki, 76 Knollwood, stated that she is concerned with land conservation. She would like to see the town buy more land for conservation of wetlands. She is concerned that we will lose the woods in that area.

Scott Craig, 31 Leigus Road, stated that he would like to see additional buffering. When the building was built for 39-31 Leigus, they put in a large berm and four dense rows of conifer trees for year-round coverage. He can't see the Blue Cross building. One or two rows of trees won't block the view.

Carl Fister, 25 Fairlawn Drive, stated that the buffer requirements are important. He asked about light spillover standards and a traffic impact analysis. He asked about limits on high-impact uses. He suggested limiting high-turnover commercial uses, such as drive-throughs, from being near residential communities.

Joe Solato, 21 Promontory Drive, stated that the draft amendments are a hot mess with all the revisions. The public doesn't really know about this. All the affected zones should be notified. He suggested that they just propose a zone change for the area they want to develop. He noted that the current regulations are for 40 ft. height. We need to look at the current restrictions. They need to present what they want to do.

Michelle Dellipoali, 10 Trailside Drive, stated that she just found out about this hearing today and would like more time to review the materials. A visual study with architectural elevations is needed. She would like to add a visual impact assessment on the scenic quality of the area. She asked about noise and light issues and truck loading. She referred to Part B – Applicability; this could result in 75% housing or 75% commercial. Those are not the percentages we should be going to. Regarding Part D for site design, Part 5, residential requirements, she suggested including “apartments, townhouses and ranch-style condos”. She asked why the height is 50 ft, when it should be capped at 40 ft. In Section 6, Part D, the height of berms should be defined, and details provided on the trees, including multiple rows of evergreen trees. On the requirements table of lot and building requirements, the maximum building height doesn't state if it's commercial or residential. She tried to find properties in the town that might be 40 acres and was offered the grand list and told to figure it out herself. She thanked the Planning & Zoning Department and the Commission for their efforts.

Atty. Ceneviva stated that if approved, there will be a plan, but they don't have one yet. The only plan he has seen is developing the site in accordance with the WI zoning for warehouses. This is not spot zoning. The CT Supreme Court has determined that this type of Floating Zones is appropriate. He agreed that setbacks and buffer heights are important. They would like the opportunity to bring a plan to the Commission. The public would be notified. He stated that he would be happy to meet with neighbors when they have a plan. The text gives the Commission discretion to deny, as well as allowing a broader type of development. This concept has been encouraged by the Town. He stated that he is happy to provide any of these documents to the public.

Chairman Fitzsimmons thanked the public for their comments and noted that documents are normally available in the Zoning Office, not online. He proposed continuing the application.

Commissioner Seichter stated that the size should be 60 acres, buffers are very important, and a 150 ft. setback would be appropriate. As for building size, he likes the 40 ft. height. He doesn't like drive-thru locations.

Atty. Ceneviva noted that the Town Engineer suggested the language on the minimum buffer to include that the existing buffers be maintained when possible.

Chairman Fitzsimmons noted that since Commissioner Venoit had to leave, Commissioner Sanders will be voting in his place.

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

Commissioner Kohan: Motion to continue the public hearing for application #502-26 Text Amendment request for KSCGH Partners, LLC to the November meeting.

Commissioner Leonardo: Second

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

The continuation is approved.

3. Special Permit request for Atlantis Management Group to demolish an existing building and construct a gas station with a 4,500± sq. ft. drive-through retail and convenience store at 124 Church St., located in the I-40 (Industrial) District. #407-26

Commissioner Leonardo read the legal notice and noted the correspondence. #407-26 – Special Permit request for Atlantis Management Group to demolish an existing building and construct a gas station with a 4,500± sq. ft. drive-through retail and convenience store at 124 Church St., located in the I-40 (Industrial) District. Correspondence included: email from Kevin Pagini, Town Planner to Annette Ellis, Juliano Associates dated July 23, 2026; email from Annette Ellis, Juliano Associates to Kevin Pagini, Town Planner dated July 23, 2026; letter from Kevin Pagini, Town Planner to Atlantis Management Group, LLC dated July 22, 2026; Memo from the Department of Engineering, to the Planning & Zoning Commission received July 29, 2026; email from Thomas Flannery, Senior Engineer, Water & Sewer, to Planning & Zoning, dated August 4, 2026; Interoffice Memorandum from Thomas Flannery, Senior Engineer, Water & Sewer, to Kevin Pagini, Town Planner, received August 4, 2026; letter from Romeo Valentin, Juliano Associates, to Kevin Pagini, Town Planner dated August 31, 2026; Operations & Maintenance Plan received from Juliano Associates, received September 2, 2026; Memo from the Department of Engineering to the Planning & Zoning Commission received September 4, 2026; email from Sebastian Velez, Environmental and Natural Resources Planner to Planning & Zoning received September 9, 2026; Inspection Report from the Wallingford Fire Marshal received October 14, 2026; and a revised Traffic study, received October 14, 2026.

Starke Hipp, PE, Traffic Engineer, LaBella Associates, Romeo Valentin, Project Engineer, Juliano Associates, and Emily Rocha, Dunkin Donuts Franchisee, presented.

Mr. Valentin explained that the site is a 2-acre lot with a 3,100 sq. ft. building that will be demolished. They propose building a 4,500 sq. ft. building with 1,400 sq. ft. for a Dunkin drive-thru location, and the rest will be a convenience store and gas station with 10 pumps. They will only allow one-way traffic and will provide 23 parking spaces. They will reduce the existing impervious surface by 66 sq. ft., and thus no detention system is required. He explained the stormwater management system. They will provide for two exit lanes, one left, one right. They will tie into the existing sanitary sewer. He explained the

sight line analysis and the vehicle turning analysis. He added that they are not opposed to reducing parking and allowing more grass.

Commissioner Kohan stated a concern with traffic and asked what will be sold at the store. Mr. Hipp replied that it will be an Atlantis Fresh Market, which is a higher-end convenience store. The food service component is Dunkin Donuts. There will be no indoor seating. Commissioner Kohan asked about the food available at Dunkin. Ms. Rocha replied that they will offer sandwiches, baked goods, and coffee. Commissioner Kohan referred to the traffic study, Table 1. He asked if the data is from 2022. Mr. Hipp replied that the data is published by the DOT and the traffic data is generally good for five years. They did not do their own count. Commissioner Kohan suggested different peak time periods. He noted the comment from the Town Engineer that left-turn exits will be difficult. He noted that there are tractor-trailers from United Concrete that occasionally block traffic. He asked how often the gas trucks will be delivering. Mr. Hipp explained how the peak hours were calculated and that he couldn't answer about the gas deliveries. Commissioner Kohan asked if there is enough room for the truck to turn without affecting the opposing lane. Mr. Valentin replied yes. Commissioner Kohan stated that this will work, but it will be difficult. He suggested reducing the pumps to four. Mr. Hipp relayed a response from the applicant that they expect two gas deliveries per week and that they will be scheduled to arrive during non-peak hours. He noted that the major component of traffic will be pass-by trips. Only 25% are expected to be new trips. There will not be a significant increase in the volume of traffic. He compared the trip generation to when it was a restaurant. There should be fewer trips generated. Commissioner Kohan disagreed because traffic backs up significantly in both directions now. He proposed making the exit right turn only.

Commissioner Leonardo noted that the Duchess restaurant was not a high traffic generator. This will be more of a flow going through the property. He likes the right-turn-only exit. He likes the idea but is concerned with safety and traffic backing up. Mr. Hipp noted that customers can self-select and not enter if the pumps are full. There will be good visibility from the road. Commissioner Leonardo asked if queuing was studied. Mr. Hipp replied that he has never done a queuing study for gas pumps. The drive-thru locations provide active capacity. He understands the safety concerns.

Commissioner Sanders agreed with the concerns on traffic. He noted that there are several other Dunkin and 7 Brew locations in the area. He finds it hard to believe that the traffic study shows less traffic than Duchess. He stated that it looks like the fuel truck will clip the building as it drives around. Mr. Valentin replied that they can't move the driveway further due to the parking. They are using a mountable curb. Commissioner Sanders asked if a stuck vehicle or an emergency could end up trapping cars. Mr. Valentin replied that emergency vehicles can drive around the front if necessary.

Commissioner Seichter stated that the site is challenging due to traffic. He agreed that the peak traffic times are different than what's in the report. He stated that other drive-thru locations have created traffic problems.

Commissioner Benham asked if this Dunkin franchise has partnered with Atlantis before. Ms. Rocha replied that they did partner briefly once for a different format before, but they have partnered with other franchisees in the State. One of their properties has a similar layout. This concept works well.

Chairman Fitzsimmons asked if the applicant can control the fuel deliveries, including how they enter the property to avoid crossing Rt. 68. Mr. Hipp relayed the response from the owner that yes, they control the deliveries, including where they come from. Chairman Fitzsimmons asked about the height of the canopy and whether it can handle landscape trucks and vans. Mr. Hipp replied that there will be a 14 ft clearance, which is the state-mandated clearance. Chairman Fitzsimmons noted the approval from 2024 and asked if they have been in contact with the Chief of Police. Mr. Hipp replied that they met with the Police at the initial meeting with staff. Chairman Fitzsimmons noted that in 2024 it was determined that Dunkin customer traffic would be redistributed among Dunkin locations. Ms. Rocha agreed.

Manuel Rocha, franchisee for Dunkin Donuts in Wallingford, stated that he has been in business for 30+ years. He wants to do this right. He understands the concerns. They have spent a tremendous amount of money on their drive-through locations. They have eliminated cars backing up on Rt. 5. He stated that Atlantis is a professional company. They have two other locations in Wallingford. He doesn't think this will add to the traffic any more than anything else that might go there.

Chairman Fitzsimmons referred to the Engineering memo, which states that left turns will require a courtesy pullout during peak hours. The left turns will be a challenge. He asked if they would consider restricting it to right turns only. Mr. Hipp offered to do a Gap Analysis. This would involve observing gaps between vehicles. This might provide some clarity. He can also refresh the traffic data.

Mr. Pagini asked the Commission if they want the gap analysis and comments from the Police Chief.

PUBLIC COMMENT

Craig Fishbein, Grieb Road, stated that he would use this Dunkin location. He noted that the traffic study is murky. He is concerned with the sight line westerly, down the hill after the overpass. This will slow traffic as people slow to turn in. Do they really expect to need 10 pumps? He stated that a right-turn-only exit will not be popular as there is no easy place to do a U-turn.

Susan Gomes, Edgewood Drive, echoed the heavy traffic and safety concerns.

Frederick Rizzo, Highland Avenue, stated that he is in that traffic all the time. The peak is really 3–6 p.m. He thinks that 10 pumps are too many. The traffic study needs to be redone. They need a right turn only to get in and out. This is a small piece of land. It needs to be smaller, or there will be problems.

Joe Catta, 64 Grove Street, Yalesville, noted that there are already 25 gas stations in the immediate area and 3 Dunkin Donuts. This is a two-lane State road. This would require an exclusive turn lane or traffic control. There are two schools in the area. He stated that you can't depend only on the State data. He

stated that peak hours are 7am – 9:30am and 4pm – 6:15pm. He noted that speeds in Wallingford have accelerated.

Scott Amore, Jenna Road, stated that he often sees people crossing the street from United Concrete. A crosswalk is needed. He suggested an interconnection with the adjacent property and sidewalks. This is an opportunity to use the conditions of approval to make it safer. This is a great use of this property.

Ms. Rocha shared her experience at their Naugatuck location with similar traffic concerns, and there have been no issues with people making left turns.

Mr. Hipp stated that they did their own sight distance analysis for the driveways, and westbound cars can see slowing traffic. The sight lines exceed the recommended sight distance. He has made note of the comments.

Commissioner Leonardo stated that newer data would be helpful. He doesn't see the use of a Gap Analysis.

Commissioner Kohan noted that any business there will have the same issue. He agreed that this business will not create new traffic. He likes the right-turn-only exit, maybe only for peak hours. He doesn't think a further traffic study will show any improvements.

Commissioner Seichter stated that he would like to see the traffic study revised. The Commission needs to be prudent.

Chairman Fitzsimmons stated that the application will be continued to the November meeting. He asked Mr. Pagini to get written comments from the Police Chief. He asked if a right-turn-only exit would work and asked the applicant to consider reducing the number of gas pumps.

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

Commissioner Kohan: Motion to continue the Special Permit request for application #407-26 for Atlantis Management Group for 124 Church Street to the November meeting.

Commissioner Leonardo: Second

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

The continuation is approved.

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

Commissioner Leonardo noted the additional correspondence. Letter from Antonio Ulises Ramirez-Avila, to Wallingford Planning & Zoning Commission received September 21, 2026; letter from Thomas Daly, PE, SLR International Corporation to Alison Kapushinski, PE, Town Engineer, dated September 30, 2026; letter from Tomas Daly, PE, SLR International Corporation to Kevin Pagini, Town Planner, dated October 12, 2026; Inspection Report from the Wallingford Fire Marshal received October 14, 2026 and a letter from Sebastian Velez, Environmental and Natural Resources Planner regarding the IWWC approval.

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. Hollister noted that the Inland Wetlands and Watercourses Commission permit was granted. He added that Metro Realty had no objections to the proposed conditions. He noted the condition agreed upon with Atty. Small on the deed or conservation easement of the 11.3 acres. He reported that SLR submitted the final revised Site Plan in response to comments and included the boundaries of the conservation easement. The applicant agrees to work with Atty. Small and the Town to make sure the obligations and enforcement of the conservation easement are in final form and stated clearly. The applicant has responded to comments from Town departments and updated the stormwater operation manual. He thanked the Commission, town staff, and neighbors for their feedback.

Commissioner Sanders asked for clarification on maintenance of the deeded property. Atty. Hollister replied that that is ultimately the decision of the Town Council and the resulting ownership. Commissioner Sanders stated that this is an important aspect. He doesn't like not having all the information.

Chairman Fitzsimmons stated that he spoke with Atty. Small. This is an 8-30g application. The planner reviewed the wording with the town attorney, and it was accepted by the applicant. There is an "offer by deed or restriction by a conservation easement". Ultimately, it is up to the Town Council. The applicant has agreed to "offer".

Atty. Hollister stated that they have identified the boundaries of the conservation easement. If the Town does not accept it, they will find another entity to hold the easement.

Mr. Richards stated that whether or not the Town accepts the land, they commit to permanently conserve the 11.3 acres.

Commissioner Sanders noted that Inland Wetlands mentioned that ownership is important. What does the preservation look like? He would prefer to know more. Atty. Hollister stated that this Commission can work with the Town Council and Atty. Small on what they want. The Conservation Easement is fairly standard and means no development and that it will be maintained.

Commissioner Seichter asked about the affordability and if there is a limit to the number of units at 30% of income vs. 50% vs. 80%. Mr. Richards replied that there is no rental assistance. He reminded the Commission that 20% of the affordable units will be for people with intellectual disabilities. They use the CT Housing Finance Authority and CT Department of Housing rules. It cannot be all 30%; there will be a mix. There is usually a relatively even breakdown. Commissioner Seichter asked what assistance is provided by MidState ARC. Ms. Miller replied that staff is there seven days a week and each individual will have their own personal support. The manager is in the office, and staff supports the clients inside the unit. Commissioner Seichter stated that the applicant's intent with the conservation easement is satisfactory.

Commissioner Kohan noted that the stream that feeds the Muddy River is a high priority for the Town. He asked about the fence required by IWWC. Mr. Daly replied that it will be in the upland review area. He described the fence and placement. Commissioner Kohan noted that wildlife may be displaced. He asked about native plantings. Mr. Daly replied that the development will be in an old corn field and there will be virtually no tree clearing. Between the fence and the development, they will use a wildlife meadow seed mix in the buffer. They will use native species. Commissioner Kohan asked about the endangered species of bat. Mr. Daly stated that they are not cutting any trees. The IWWC was satisfied with this. Commissioner Kohan asked about pesticides. Mr. Daly replied that there will not be a lot of lawn area. This reduces the maintenance. Metro Realty employs maintenance staff and uses an integrated pest management approach. Commissioner Kohan noted that this is one of the better 8-30g applications due to being close to transportation and recreation facilities. He likes the mixture of non-market rate housing and the ARC component.

Mr. Pagini noted that snow removal will have to adhere to the requirements of the WI district. Mr. Daly replied that this is already part of the operations and maintenance plan. They also will use no salt.

Commissioner Seichter noted that in the Affordability Plan, Schedule E is referenced but not there. Atty. Hollister replied that the Applicant follows the Affordability Requirements of the Federal Low-Income Housing Tax Credit program. The plan has the generic compliance report that will be filed when the units are occupied. We don't know yet how many will be in each group. This is the standard paperwork used in the administration of assisted housing. Commissioner Seichter clarified that Schedule E will outline information that depends on the final agreement.

PUBLIC COMMENT

Antonio Ramirez-Avila, 314 Grieb Road, stated opposition to the 83-unit development at 110 Leigus Road. He is concerned with the watershed and runoff. How protected is his well? He already has flooding problems. His property is directly below that, and storm runoff already floods his yard. The water drainage easement is in his backyard. This will add acres of impervious surface and is an immediate threat to his property and well. He suggested a rigorous independent hydrology study. The wildlife in that area will all be harmed. He is happy to hear that no trees will be cut down. He is concerned about his well and the undeveloped habitat.

Jessica Wysocki, 76 Knollwood Drive, stated that she is concerned about the wetland, the effect of construction, and maintenance without chemicals. The wetlands are a valuable water-cleaning system. She is concerned with the migratory patterns of animals. There are box turtles in this area. She would like to see the whole property preserved. She prefers repurposing buildings instead. There are consequences to the water table. We won't get any more undeveloped land.

Ken Lloyd, President of Wallingford Community Farmers Group and an environmentalist, stated that you can't say there are no bats there. Making it pretty doesn't make it good. We need to be more critical. If we develop all the open land, how will this affect the town? He suggested looking at the empty buildings instead. We lose more land each year. This should be rejected. We need to protect the community, wildlife, and open land.

Scott Amore, Jenna Road, stated that other uses are allowed in this zone. This is the best use of this land. They are giving more than half the property to the Town. This is supportive housing. Metro is a long-term steward. 8-30h means they have to hold up their end of the agreement. This sets a great precedent to set aside wetlands.

Mary Mushinsky, State Representative, stated that she supports the application. There is a shortage of affordable housing. The builder has a good track record. She is impressed by the donation of land. The non-wetlands part is zoned for development. She noted that Kildeer were spotted on the property and suggested that Metro leave a sand and gravel area for these birds to nest. It is critical to alleviate the housing shortage. She recommended bus service be extended to this area.

Craig Fishbein, Grieb Road, stated that Metro has been excellent to work with. They welcomed the concerns of neighbors. He supports the transfer versus the conservation easement. He also supports giving the land to the Land Trust. Traffic shouldn't be an issue. He supports getting bus service to this development.

Susan Gomes, Edgewood Drive, Yalesville, stated that she supports this application. The Town needs housing options. We need a creative way to look at properties to provide a variety of housing. Metro is a good steward of the land.

Annette Nunes, 17 Field Drive, stated that she is with Wallingford Works for Housing and they work for the people. There are a lot of old buildings that could be housing. A lot of people want to move into something smaller. She suggested getting everything in writing.

Mr. Daly clarified that no drainage from this proposal will go to Grieb Road. It goes under Rt. 91. Protecting the 11 acres helps protect the wells. Residential is one of the lowest risk developments compared to other uses. There will be no impact on adjacent properties or wells.

Atty. Hollister noted that the conservation easement means that the Town gets the land for free.

Commissioner Seichter stated that this is one of the better affordable plans he has seen. He likes the 50 years, and the percentage of income required is lower than typical. This benefits a lot more people. He appreciates the desire for adaptive reuse and would like property owners to do so. The Commission can only encourage it.

Commissioner Leonardo stated that the project does what we want in this part of town and preserves the wetland piece. He supports it.

Commissioner Kohan suggested a condition that the applicant works with Wallingford Housing Authority to give preference to Wallingford residents. He suggested finding a way to do that without violating laws. Atty. Hollister replied that they talked of using 'best efforts' to work with Wallingford Housing Authority to use its resources to come up with proposed occupants who would then apply. He agreed to add that as a condition.

Chairman Fitzsimmons thanked the public for their input. He stated that the Commission has to follow the CT General Statutes and encourage the most appropriate use of land throughout the town. The applicant worked with the Town and the public. This proposal is appropriate for the Town. He supports it.

Commissioner Kohan: Motion to close the public hearing for application #221-26 CT General Statute 8-30g Site Plan/The Metro Realty Management Corp./110 Leigus Road

Commissioner Leonardo: second

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

Commissioner Kohan: Motion to approve application #221-26 – 110 Leigus Road – CT Statute 8-30g – Multi-Family Residential, Site Plan approval request for Metro Realty to construct an 83-unit multi-family residential development and associated parking area at 110 Leigus Rd. on plans entitled “Proposed Multi-Family Residential Development” dated June 1, 2026 and revised to October 9, 2026, subject to the following conditions:

- 1. Comments from Tom Flannery, Senior Engineer, Water & Sewer Division, dated August 4, 2026.**
- 2. Comments from the Town Planner dated July 22, 2026.**
- 3. Comments from Town Engineer, Alison Kapushinski, dated July 29, 2026, and September 4, 2026.**
- 4. Comments from the Fire Marshal's office dated October 14, 2026.**
- 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 \$18,500.00.**
- 7. The Applicant has agreed to offer by deed or restrict by a conservation easement as shown on the Conservation Easement map on file with the Commission as a**

condition of approval. If the Town declines to accept it, this condition shall have no further legal effect.

- 8. That the final affordability plan is submitted to the Planning and Zoning office for review prior to a building permit being issued.**
- 9. Six (6) copies of final plans forwarded to the Planning and Zoning office.**
- 10. The applicant will use their best effort to support folks on the waiting list of Wallingford Housing Authority.**

Commissioner Leonardo: Second

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

The application is approved.

SITE PLAN APPROVALS

6. Site Plan/Prime Bay Rentals, LLC/60 Carpenter Lane/Light Warehousing #212-26

Commissioner Leonardo noted the correspondence for the record including email from Michael Hughes Chief Environmental Health Specialist, to George Cotter, received July 13, 2026; email from Don Crouch, Economic Development Specialist to Kevin Pagini, Town Planner, received September 10, 2026; Memo from the Department of Engineering to the Planning & Zoning Commission, dated September 10, 2026; Interoffice Memorandum from Thomas Flanner, Senior Engineer, Water & Sewer, to Kevin Pagini, Town Planner dated September 10, 2026; email from Atty. Dennis Ceneviva, to Kevin Pagini, Town Planner, dated September 11, 2026; letter from OCC Group, Incorporated with a response to staff comments – 60 Carpenter Lane received September 28, 2026; email from Alison Kapushinski, Town Engineer, to Kevin Pagini, Town Planner dated October 1, 2026; email from Atty. Dennis Ceneviva to Kevin Pagini, Town Planner; Inspection Report from the Wallingford Fire Marshal dated October 14, 2026; and the Stormwater Management plan received September 28, 2026.

Atty. Dennis Ceneviva, Ceneviva Law Firm, 721 Broad Street, Meriden, Dave Carson, Principal, OCC Group, Cheshire, and Tom Rice, owner, presented.

Atty. Ceneviva explained that this is a 4.94-acre parcel in the WI zone. They will be building three new warehouse/manufacturing buildings totaling 21,000 sq. ft. They will provide 25 parking spaces. The Engineer didn't agree with the hydrologic analysis completed by the applicant in September. Their response document was submitted, and a memo dated October 1st confirmed that the Engineering comments have been addressed.

Mr. Carson explained the proposed buildings with bays ranging from 1,500 sq. ft. to 2,000 sq. ft. and will be built on a slab. The site is on a hillside, so there will be some grading. The site has public water, but they will install a septic system. That has already been reviewed by the Health Department. The project has extensive review by Inland Wetlands due to stormwater management. They comply with the water

quality requirements for Water and Sewer. Runoff from pavement areas will be collected separately and filtered. The site has been totally cleared. Remaining slope areas will be hydroseeded with a crown vetch grassy mix, which is used by the DEEP to stabilize the slope. They will plant evergreen trees along the slope and street trees along Carpenter Lane. The project complies with all zoning requirements.

Atty. Ceneviva stated that they received a complaint from Inland Wetlands regarding runoff. They met with the Environmental Planner, and the confirmation that the problem is resolved is in the packet. Mr. Carson stated that the site is already partially graded and there was some siltation from recent rainstorms. They have installed a temporary sediment trap and hay bale silt fence just outside the upland review area. They met with the Environmental Planner and clarified the property line and the wetland area.

Commissioner Seichter referred to the documentation of satisfaction from both the Engineer and the Environmental Planner. He asked if the use conforms to the zone for light industrial or warehouse.

Atty. Ceneviva explained that the smaller building may be used for indoor recreation. That has a different parking requirement, but there is enough parking in the plan.

Mr. Rice explained that the buildings are for light manufacturing. He is a machinist and will occupy two of the units. He is patenting an engine design. The buildings will have office, storage, and machine work. He has others interested in this space. The intent is light manufacturing. This will be space for people looking to develop something.

Chairman Fitzsimmons stated that this is like a contractor's garage. How is this different? Mr. Rice said that he's looking for others who are making things. He is looking for a typical tradesman. He explained the business name means that Wallingford is a 'prime' location and 'bay' because people can rent a bay instead of an entire building.

Mr. Carson stated that he had done several projects like this. This fills a need for a small business that only needs 2,000 sq. ft. There are no loading docks. He noted that most of this kind of building is rented before it's built.

Commissioner Fitzsimmons asked if one dumpster will be enough. Mr. Rice said he is happy to add space for additional dumpsters. Mr. Carson stated that it is typical to have one dumpster location and the truck comes more than once a week.

Mr. Pagini stated that they need to keep up the erosion controls.

PUBLIC COMMENT

None

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

Commissioner Kohan: Motion to approve application #212-26 – 60 Carpenter Lane – Light Manufacturing Facility for a Site Plan approval request for Prime Bay Rentals, LLC to construct three buildings totaling 21,000± sq. ft. and associated parking area for use as a light manufacturing facility at 60 Carpenter Lane on plans entitled “Site Development Plans for Proposed Light Manufacturing Facility” dated June 1, 2026 and revised to August 26, 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 Economic Development Specialist dated September 9, 2026.**
- 3. Comments from the Fire Marshal’s office dated October 14, 2026.**
- 4. Comments from Town Engineer Alison Kapushinski, dated September 10, 2026.**
- 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 \$16,500.00.**
- 7. Six (6) copies of the final plans forwarded to the Planning and Zoning Office.**

Commissioner Leonardo: Second

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

The application is approved.

BOND RELEASE

7. McNulty/25 Wall Street

Mr. Pagini reported that the bond can be released.

Commissioner Kohan: Motion to approve the release of the bond for McNulty at 25 Wall Street.

Commissioner Leonardo: Second

Vote: Unanimous

REPORTS OF OFFICERS AND STAFF

8. Discussion on updates/remarks

Mr. Pagini reported that the POCD was adopted on September 23, 2026, and a signed copy of the motion is needed. He reported that a workshop on housing was held on October 5th, and he will work on ADUs. He reported that they are about to sign the contract for the consultant for the senior boathouse

project, and the new Land Use Specialist/Zoning Enforcement Officer, Rachel Shamlay, started October 8th.

9. Presentation of Bike Rack locations

Commissioner Leonardo noted the correspondence for the record. Letter from Liz Davis, Executive Director, Wallingford Center Inc. to Mayor Cervoni dated September 15, 2026 with a map and list of locations along with photos of the racks.

Don Crouch, Economic Development Specialist, and Liz Davis, Executive Director, Wallingford Center, Inc. presented the proposal.

Ms. Davis reported that this is something they have been thinking about for a while. They met with the Mayor, Engineering, EDC, and the Town Planner and ordered 13 bike racks. Some are decorative. They will be installed on side streets, by the Gazebo, Center Street, the Parade Grounds, and North Main. Ms. Davis reported that Choate has agreed to do the installation. The bike racks and the locations have been approved by Town Council. The colors will be blue and red.

Chairman Fitzsimmons noted that since they are using town land, this falls under 8.24. This is a nice thing.

Commissioner Seichter stated that this is a great idea.

Commissioner Kohan stated that this is a great idea and asked if they will be expanding it to e-bikes. Ms. Davis replied that they have talked about it. These racks are not big enough. They could be added in the future.

Mr. Pagini added that they will be installed on side streets to avoid any DOT encroachment. He noted that there are plans to expand into Yalesville as well.

Commissioner Kohan: Motion under our auspices under regulation 8.24 to approve the request to use the parade grounds to install the bike racks as well as the other locations indicated on the Proposed Bike Rack Location map.

Commissioner Leonardo: second

Vote: Unanimous

10. Administrative Approvals – noted as approved

- a. 59 North Elm St./Choate Rosemary Hall #222-26
- b. 824 East Center St. Unit A/Espinoza #315-26
- c. 1181 Barnes Rd./LaClair #223-26
- d. 480 North Colony Rd./Porto #225-26

11. ZBA September Decisions – no meeting

12. ZBA Notice of October 19, 2026 – no comment

ADJOURNMENT

Commissioner Kohan: Motion to adjourn the Wallingford Planning and Zoning Commission for Wednesday, October 14, 2026, at 11:55 pm.

Commissioner Leonardo: Second

Vote: Unanimous

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary