Agenda
Wallingford Planning and Zoning Commission
Monday April 14, 2025
7:00 p.m.
Robert F. Parisi Council Chambers
Town Hall - 45 South Main Street

Call to Order
Pledge of Allegiance
Roll Call
Consideration of Minutes- March 10, 2025

PUBLIC HEARINGS

1. Text Amendment-Section 6.38- Middle Housing #901-25
   (Continued from 02/10/2025)

2. Text Amendment- Sign Regulations #902-25

3. Change of Use/Site Plan- 44 North Turnpike Rd.- Smilen Dentist #301-25

EXECUTIVE SESSION

4. Executive Session pursuant to General Statutes § 1-200(6)(B) and (9)(C), discussion of Hidden Brook Subdivision compliance issues.

5. Executive Session pursuant to General Statutes § 1-200(6)(B) and (9)(C), discussion of Lost & Found Ventures, LLC v. Planning and Zoning Commission.

BOND RELEASE

6. North Colony Development Group, LLC- 859 North Colony Rd.

7. R.L. Rogers & Sons, Inc-237 Hall Ave.

REPORTS OF OFFICERS AND STAFF

8. Administrative Approvals

6 Rolling Meadow Dr./Bencar Building Systems, LLC	#203-25
40 Jonathan Rd./Bradley	#204-25
1104 North Colony Rd./Khalid	#302-25
237 Hall Ave/R.L. Rogers & Sons, Inc	#205-25
38 Sylvan Ave./Lahnin	#206-25
9 North Main St. 2nd Floor/Morgillo	#303-25
560 North Main St.-Paulino	#304-25

9. Discussion regarding parking regulation changes
10. ZBA March Decisions
11. ZBA Notice of April 21, 2025

Individuals in need of auxiliary aids for effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five (5) days prior to meetingdate.

Staff Notes
Wallingford Planning & Zoning Commission Meeting
Monday, April 14, 2025

1. **<u>Text Amendment/P & Z/Middle Housing #901-25</u>**

- After further discussion with concerned members of the community and the need we have for more housing, I am presenting the idea of changing the Downtown Apartment Overlay district into a regulation for certain districts that are outlined on the next page much like we do for the Adaptive Re-Use Regulations

- This idea would eliminate the particular geographic boundaries of the Overlay District and allow for Middle Housing development in specified districts with specific restrictions.

- The amendment would allow the following (see attached proposal):

- Multi-family market rate developments would be allowed anywhere in the following districts:

- R-6, R-11 and R-15

- CA and CB

- Industrial (I-40 and I-20)

- RF-40 only on second floors, on first floors by Special Permit

- Would be subject to parking requirements as defined in 6.11 which I am proposing to be reduced for residential uses as outlined in the packet

It would allow Affordable Developments by right but would give a maximum 40% bulk requirement reduction/expansion incentive if building affordable housing.

An example would be a 20% reduction in bulk standard requirements to build affordable housing.

A percentage reduction would only affect the districts with larger setback requirements. For example, a 20% reduction of the side setback in the R-6 would only allow for a 1 foot reduction for the side setback.

- I have included in your packets a regulation change for further development of multi-family housing also known as middle housing. This came out of a discussion with some members of the housing working group as well as input from Economic Development. After meeting for over an hour, we came to the conclusion that units per acre should not be restricted as the bulk standards for each district would dictate how many units could potentially fit, as well as building code restrictions for unit sizes. Also, smaller lots would not have the parking space availability to allow for high unit density. Therefore, we felt as though capping the units by acre is unnecessary and cumbersome.

- I also included a map of the proposed zoning districts where it is being considered to allow this development to give a visual representation of the areas affected.

- I do not expect a vote on this. I am hoping for more discussion and fine tuning in the next month to come up with a regulation that can expand where housing is allowed. We should also think about allowing expansion of existing residential properties that may not be suitable sizes for commercial development.

- I have included a PowerPoint presentation in your packets that I will present at the meeting.

- Some changes have been made since the February discussion. They include the removal of minimum lot size requirements as not other use in these districts have minimum lot size restrictions. They only pertain to creation of new lots, not the use on an approved lot.

- We also slightly reduced the percentage of units for affordable developments to 25% and made it the option of the developer to include only 80% AMI or 60% or a mix of both. There is no longer a requirement to split those as half and half.

- There were also changes made to the parking requirements for residential that reduces the amount required.

- Other changes require architectural features to be consistent with the surrounding area and zoning district and other small tweaks as recommended by the Law Department. Also, a visual page was added to outline to developers what we mean by certain terms and types of housing.

2. Text Amendment/New Sign Regulations/P & Z

- New sign regulations to replace the existing Section 6.9
- The Land Use Specialist/ZEO will be in attendance to discuss the changes that were made since our last workshop.

- These new regulations keep the existing allowances on size but do not classify signs based on content, but rather a public safety approach.

3. Change of use/site plan revision/44 South Turnpike

- The applicant requested a change of use from a market to a dental office
- A variance was required as dental office required more spaces than were available on site
- They received a variance contingent on approval of a site plan revision to add 6 more parking spaces to the site plan. The applicant is allowed to pull interior building permits but cannot obtain full sign off until the site plan revisions and the change of use is approved by the Commission.
- This was asked to be put on agenda on April 3rd by Commissioner Parent, some Staff comments may be coming on Monday and would be minor additions addressed as conditions of approval.
- I am requesting that, if approved, the applicant updates the site plan and submits 6 copies of A-2 surveys to reflect the hand drawn changes that they are requesting within 60 days of approval.

RECOMMENDED MOTIONS
Wallingford Planning & Zoning Commission Meeting
Monday, April 14, 2025

1. **Zoning Text Amendment/P & Z/ Middle Housing #901-25**
Zoning text amendment to add Section 6.38 to allow multi-family middle housing and affordable housing by site plan approval in the R-6, R-11, R-15, CA-12, CA-40, CB-12, CB-40, I-20 and I-40 zoning districts, to allow residential housing in the RF-40 by Special Permit, amend the residential parking requirements to lessen the minimum required spaces in Section 6.11, and to amend the TC zoning district to allow for higher density in existing buildings in lots under 25,000 sq. ft. because:

2. **Zoning Text Amendment/P & Z/ Sign Regulations #902-25**
Zoning text amendment to update and replace existing Section 6.9 - Signs in the Town of Wallingford Zoning Regulations and replace with language entitled "Appendix: Sign Regulations" dated 2/5/2025 because:

3. **44 South Turnpike/ Change of Use/ Market to Dental Office**
Site plan revision and change of use request to convert a former market into a dental office and to add six parking spaces on site on application materials dated 1/22/2025 subject to:

   1. That six (6) copies of the final updated plans are submitted in A-2 survey quality within 60 days of approval showing the additional parking spaces and other changes requested to the site.

Wallingford Planning & Zoning Commission
Regular Meeting
Monday, March 10, 2025
7:00 p.m.
Robert F. Parisi Council Chambers – Town Hall
Town Hall – 45 South Main Street
MINUTES

Chairman Seichter called the meeting to order at approximately 7:00 p.m.

The Pledge of Allegiance was recited by all.
Roll Call: Present: James Seichter, Chair; J.P. Venoit, Vice Chair; James Fitzsimmons, Regular Member, Jeffrey Kohan, Regular Member; Joseph Sanders, David Parent, Alternate; and Kevin Pagini, Town Planner.

Chairman Seichter noted that Mr. Sanders will be voting tonight.

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

1. **PUBLIC HEARING – Zoning Text Amendment – Section 6.38 – Middle Housing #901-25 – Continued to April 14, 2025**
2. **PUBLIC HEARING – Zoning Text Amendment – Sign Regulations #902-25 – Continued to April 14, 2025**

Consideration of Minutes – February 10, 2025, Regular Meeting

Commissioner Venoit: Motion to approve the Minutes of Monday, February 10, 2025, Meeting of the Wallingford Planning and Zoning Commission as submitted.

Commissioner Fitz: Second
Vote: Unanimous to approve.

PUBLIC HEARINGS

3. **Text Amendment/Paradise Hills Vineyard – Section 2.2 Farm Winery #501-25**

Commissioner Kohan read the legal notice and noted the correspondence. Application 501-25 – Text Amendment request from Paradise Hills Vineyard to amend the definition of "farm winery" in Section 2.2. Correspondence included letter from Jerry Farrell Jr., Law Office of Jerry Farrell to Chairman Seichter, Planning and Zoning, dated February 10, 2025; memo from Keith Rosenfeld, Nauatuck Valley Council of Governments to the Planning & Zoning Commission, the Town Planner and the Mayor, dated February 24, 2025; email from Dorcas Prior to Kevin Pagini, Town Planner, dated March 3, 2025; letter from Sean and Theresa Doherty to Planning & Zoning Department dated March 3, 2025; email from Kim Gregoire to Kevin Pagini, Town Planner dated March 4, 2025; testimony of Renee H. Miller, Quinnipiac Chamber of Commerce to Planning & Zoning Commission dated March 4, 2025; memorandum from Peter Hornak, Engineer/Planner, Water & Sewer Division, to Kevin Pagini, Town Planner dated February

25, 2025; email from Torrance Downes, to Kevin Pagini, Town Planner, dated March 4, 2025; email from Jerry Farrell, Jr. to Kevin Pagini, Town Planner dated March 5, 2025; letter from J.H. Torrance Downes, Lower Connecticut River Valley Council of Governments to James Seichter, Chairman, Planning & Zoning, dated March 5, 2025; email from Andrea Harney to Kevin Pagini, Town Planner and Planning & Zoning Commission, dated March 7, 2025; letter from Lisbeth Steen-Hackett and Craig Hackett to Planning & Zoning Department dated March 8, 2025; email from Colleen Makepeace to Kevin Pagini, Town Planner, and Planning & Zoning Department dated March 10, 2025; email from Peter Czerniewski to Kevin Pagini, Town Planner, dated March 10, 2025, letter from Liz Davis to Planning & Zoning Commission dated March 10, 2025; letter from Karen Marrotta, to the Planning & Zoning Commission, dated March 10, 2025; and letter from Mike Miller to the Planning & Zoning Commission dated March 10, 2025.

Jerry Farrell, Jr., Law Offices of Jerry Farrell, Jr., 35 South Main Street, representing the Ruggiero family, Richard Ruggiero, and Brenda Ruggiero, 15 Windswept Hill Road, presented. Atty. Farrell explained the text amendment for farm wineries that would allow additional liquor licenses that are allowed by State statute. This would also align the regulations with the business environment and climate conditions. The weather has tremendously affected farm wineries in Connecticut. Paradise Hills, like other farms, lost a decent amount of their harvest during the hail storm a year ago. He explained that the State and some towns have assisted farm wineries by creating two additional liquor licenses. In the draft amendment, it is mandatory that a Farm Winery must have a Farm Winery liquor license. Then there would be an option to have a Manufacturers Liquor License. This would allow the use of more outside grapes than is currently allowed. He noted that all farm wineries bring in some outside grape juice to supplement their own. This is nothing new. The proposal also gives the licensed Farm Winery the option of having a Craft Café Liquor License which allows them to serve other CT-produced products. This means they could serve wine from other wineries, beers, or spirits from craft distilleries. The other products must be made in Connecticut.

Commissioner Fitzsimmons asked what else the Craft Café license allows. Atty. Farrell replied that legislation created this license 2-3 years ago. It applies to the Farm site. Commissioner Fitzsimmons asked if any other place in Wallingford has this type of license. Atty. Farrell replied maybe distilleries, but he's not aware of one. Mr. Pagini added he is aware of a few businesses in town. Commissioner Fitzsimmons clarified that they would need the Farm Winery License first. He asked if other wineries would benefit if this is passed. Atty. Farrell replied that they could apply for the license.

Commissioner Parent asked if the Craft Café license would result in an additional source of income. Atty. Farrell replied that the Manufacturing license stabilizes Farm Wineries and allows them to use other juice. This is a way to keep this unique industry working in Connecticut. Mrs. Ruggiero stated that Center Street Brewing carries their wine and they can't reciprocate. They would like to be able to support other local businesses. The revenue diversification would help them to stay afloat.

Commissioner Sanders noted that the Commission received many letters in support. This carves out an exception within the zoning regulations. Do we lose the ability to have some control and say over what happens? He agrees it's important to allow property owners to make reasonable use of their property.

He asked about the sentence "Thereafter attempt to grow the same." Atty. Farrell replied that it is there to acknowledge that there may be future farm wineries. The amendment is based on the existing regulation with the word "original" added and that phrase added. He stated that the State gave up trying to pin down a particular percentage. It refers to the people who may come after. Commissioner Sanders asked where this move the zoning regulation if granted. There may be things that we are not considering. Atty. Farrell replied that he focused on the definition and that it is mandatory that they have the Farm Winery License. The Statute limits what additional licenses they can have. Anyone who applies for a liquor license can be opposed at the State level. One acceptable reason is location. Commissioner Sanders asked if a special exemption would be sufficient. Atty. Farrell replied that he focused the amendment on the definitions so that it didn't affect the regulations. He only changed one sentence.

Commissioner Kohan noted that several residents mentioned the 'attempt to grow the same' wording. We want wineries to produce wine. This may give the impression that they don't have to grow grapes at all. He suggested removing that phrase. Mr. Ruggiero stated that over 50% of their juice is grown on their farm. The State standard is 25%. The State came up with the Manufacturers License so if needed they can use more. This opens up more of the market. Mrs. Ruggiero stated that there is a license for an Urban Winery that does not grow grapes or use Connecticut products. She stated that their winery is an asset to the town and they would not do anything that was not on the up and up. There would be no difference in day-to-day operations. Atty. Farrell stated that he was okay with taking out the last sentence. Commissioner Kohan stated that he is okay with the regulation change.

Chairman Seichter noted that the Craft Café License allows the sale of other's products. Atty. Farrell clarified only wine, spirits, and beer that is produced in Connecticut. Chairman Seichter asked about food. He noted that ordinances control events, sound, and restaurants. How would this license affect those restrictions? Atty. Farrell replied that this amendment doesn't enlarge anything for food. He doesn't believe this amendment will affect those restrictions. Mr. Pagini stated the amendment doesn't touch any restrictions. Chairman Seichter asked if the sound, event, etc. restrictions are in the regulations or part of particular applications. Mr. Pagini replied that those are accessory activities permitted as part of Farm Wineries. Chairman Seichter clarified that whatever restrictions are there, they would be still in effect with this license. Mr. Pagini stated that it just allows them to sell more products. Chairman Seichter stated that we should make sure that this license doesn't negate any of the restrictions and that there are no unintended consequences.

PUBLIC COMMENT

Dave Feda, 1308 Scard Road stated that he is a neighbor and added that he has no financial interest in the winery. He urged the Commission to grant the request. The regulations are in conflict and hurt the business. Farm wineries are a treasure.

Mary Feda, 1308 Scard Road added that the recent hailstorm was devastating. It is important to support the Farm Wineries.

Joe Gouveia, 1339 Whirlwind Hill Road stated that he supports the amendment. He noted that many small wineries in the state are for sale or closing. Growing grapes in Connecticut is expensive. Any support is appreciated. He noted that the food trucks don't come because the business is not there. He would like to do private events in the evenings and outside music on his 140 acres but it is not allowed. He would like to be able to provide music, beer, and seltzer. Others already have the Craft Café license. This license would keep people from bringing beer in. Chairman Seichter noted that the application is just for the Craft Café and Manufacturing licenses.

Lisbeth Steen-Hackett, 3 Windswept Hill, noted that she is the closest neighbor and has been for 20 years. She doesn't see that adding local beer is a problem. We should encourage local businesses to work together. She urged the Commission to support the application.

Connor Makepeace, 150 Windswept Hill, stated that he is a neighbor. He loves the passion for farming and Wallingford. This is a residential area. He suggested that maybe the restrictions should be in the text. The Farm should sell farm products. We don't want to lower the bar too much.

Commissioner Fitzsimmons stated that the amendment makes sense. He believes this is the way to go. This was created to allow Farm Wineries to sell more Connecticut-made products. This doesn't open the door to food. He supports the amendment. He added that since it would impact other Farm Wineries in town, he is in favor of returning the application fee.

Chairman Seichter stated that he also supports the amendment. He wants to make sure there are no unintended consequences and make sure the existing restrictions don't go away. Mr. Pagini replied that the existing restrictions do not go away.

Commissioner Sanders asked for confirmation that the wording "Thereafter attempt to grow the same" is removed. Chairman Seichter confirmed consensus on the Commission for the removal of that wording.

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

Commissioner Venoit: Motion to close the public hearing for application # 501-25 Text Amendment/Paradise Hills Vineyard, Section 2.2 Farm Winery.

Commissioner Fitzsimmons: second
Vote: Kohan – yes; Fitzsimmons – yes; Sanders – yes; Venoit – yes; Chairman Seichter – yes.

Commissioner Venoit: Motion to approve application # 501-25 Text Amendment/Paradise Hills Vineyard a zoning text amendment to amend the definition of Farm Winery in Section 2.2 to include allowances for manufacturing and craft café liquor licenses because regulations

better define what is more suitable to the industry and state with the exception of striking "And thereafter attempt to grow the same".

Commissioner Fitzsimmons: second
Vote: Kohan – yes; Fitzsimmons – yes; Sanders – yes; Venoit – yes; Chairman Seichter – yes.

Commissioner Venoit: Motion to approve returning the application fee to Paradise Hill Vineyards for application 501-25 because it impacts more than the one potential applicant.

Commissioner Fitzsimmons: second
Vote: Unanimous

The application is approved.

SITE PLANS

4. **Site Plan Revision (Pedestrian Bridge)/Choate Rosemary Hall/59 North Elm Street, 356 Christian Street, 203 North Elm Street #201-25**

Commissioner Kohan noted the correspondence. Correspondence included letter from Kevin Pagini, Town Planner to Choate Rosemary Hall dated February 27, 2025; memo from the Department of Engineering to Planning & Zoning Commission dated February 27, 2025; email from Alison Kapushinski, Town Engineer to Kevin Pagini, Town Planner dated March 4, 2025; Interoffice memorandum from Peter Hornak, Engineer/Planner, Water & Sewer, to Kevin Pagini, Town Planner, dated February 25, 2025; memo from Philip Youker to Wallingford Planning & Zoning dated March 5, 2025; email from Dennis Ceneviva, Ceneviva Law Firm to Kevin Pagini, Town Planner and the Law Department dated March 7, 2025; email from Robert Halk, Student Body President to the Planning & Zoning Commission and Town Planner, dated March 7, 2025; letter from Victoria DeVito to Wallingford Town Council; email from Jennifer M.F. Hillgen-Santa, Esq. to Kevin Pagini, Town Planner dated March 7, 2025; email from Anthony Parent to the Town Planner dated March 7, 2025; email from Ray Mungo to the Zoning Office dated March 7, 2025; email from Donald Altschuler to Kevin Pagini, Town Planner dated March 7, 2025; email from Mike Kolakowski to Kevin Pagini, Town Planner dated March 10, 2025 and Bridge Easement Agreement from the Corporation Counsel.

Patrick Durban, CFO, Choate Rosemary Hall, Atty. Dennis Ceneviva, Ceneviva Law Firm, 721 Broad Street, Meriden, and Daren Overton, Project Engineer from SLR Consulting presented the application.

Atty. Ceneviva explained the request for a pedestrian bridge to meet concerns with pedestrian and vehicle safety. Preliminary steps have been completed including the air easement and the change to the Walkway zoning regulation. He thanked the Town Staff for their input.

Mr. Overton showed the location of the bridge, and the pedestrian walkways and explained the low-impact development principles used. The linear connection and bridge will connect the formal parking lot at Colony Hal and the athletic fields across Christian Street. This will eliminate the need to cross at grade. The bridge will be timber construction with an elevated boardwalk. Instead of a stormwater basin, they will use porous asphalt for the access driveway which allows infiltration. They are using low-impact development which is a greener solution. They met with the Town Engineer who agreed it was a good approach. The wooded areas will block the view of most of the elevated walkways. The abutments will be 18 – 20 feet away from the road, which meets State DOT guidelines.

Commissioner Kohan stated that he had no issues, but asked if this was the final design. Mr. Overton stated that the bridge would be very close to the rendering. Just minor detailing may be different. It will have a wood beam with black metal railings as it is depicted. Commissioner Kohan asked if there would be benches on the bridge. Mr. Overton replied, no. It will be a clear walkway. Commissioner Kohan asked if there would be signage. Atty. Ceneviva replied that they would comply with all sign regulations. Perhaps there will be some sort of memorial plaque identifying the pedestrian bridge, but no banners.

Chairman Seichter stated concern that there is no signage on the bridge. It is very attractive as it is. Mr. Durban noted that the final design of the railing is not yet done but there is no signage planned for the bridge. He agreed with Chairman Seichter that it would be inappropriate.

Commissioner Fitzsimmons asked about lighting. Mr. Durban replied that there is campus lighting related to the walkway and downlights on the abutments. Commissioner Fitzsimmons asked if the height was in line with the DOT requirements. Mr. Overton replied yes. Commissioner Fitzsimmons asked if there were comments from the Fire Marshall indicating the fire equipment would fit under the bridge. Mr. Pagini replied that the Fire Marshall had no comments. Mr. Overton stated that the DOT standards are based on the largest vehicle allowed in the state. Commissioner Fitzsimmons asked about the additional comments requested by the Town Engineer and Water & Sewer. Mr. Pagini noted the responses from the Town Engineer and Water & Sewer. Commissioner Fitzsimmons asked about fencing on both sides of the street under the bridge to discourage street crossing. Mr. Durban agreed if it is necessary. The intent is that no one crosses at grade. They are putting a fence and berm on the north side.

Commissioner Sanders asked if the lighting would be sufficient for crossing the bridge at night. Mr. Durban replied that he was confident that there would be enough. Mr. Overton replied that the poles are 14 ft high so there will be no dark spots. Commissioner Sanders noted that the porous asphalt is a great idea.

Chairman Seichter asked if there is an option of adding low (close to the ground) lighting on the bridge. He also asked about snow and ice removal. Mr. Durban replied that they would remove the snow to avoid icicles. They currently clear miles of walkways in their normal maintenance. Chairman Seichter noted a concern with speeding. He asked if they considered working with the Police Department to get

a permanent flashing speed sign. Mr. Durban replied that they are already talking about purchasing one and will coordinate with the Police Department.

Commissioner Fitzsimmons asked if a height clearance sign is required. William Wright, 510 North Main Street, stated that the State vehicle height maximum is 13'6". This bridge will be 17 ft. A sign is only required if it is lower than 13'6". Commissioner Fitzsimmons asked about banners or permanent signs on the bridge due to the air rights granted by the town. Chairman Seichter noted that it is an attractive bridge and he'd rather not see signs and banners. Atty. Ceneviva noted that the easement document had nothing on signage. Mr. Durban stated that they would not be hanging things from the bridge. Chairman Seichter stated that this would be a condition of approval. Mr. Durban agreed.

PUBLIC COMMENT
None

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

Commissioner Venoit: Motion to approve application #201-25 Choate Rosemary Hall Pedestrian Bridge for a site plan approval request for Choate Rosemary Hall to construct a pedestrian bridge over Christian Street on plans entitled "Site Plan Layout and Landscaping" dated February 7, 2025, and revised to March 5, 2025 subject to the following conditions:

1. **Comments from the Water & Sewer Division dated February 25, 2025;**
2. **Comments from Town Engineer, Alison Kapushinski, dated February 27 and March 4, 2025;**
3. **Comments from Kevin Pagini, Town Planner, dated February 27.2025;**
4. **Inlet protection to be installed for catch basins in Christian Street;**
5. **An excavation permit is required from the Department of Engineering for any work within the right of way;**
6. **Erosion and sediment control bond in the amount of $4,500.00;**
7. **Six (6) copies of final plans forwarded to the Planning & Zoning Office;**
8. **Fencing is to be placed on both sides of the bridge on Christian Street; and**
9. **No banners on the bridge.**

Commissioner Fitzsimmons: Second

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

The application is approved.

<u>CGS 8-24</u>

5. **Town Purchase of 352 Main Street, Yalesville**

Mr. Pagini explained the request. The Town wants to purchase 352 Main Street in Yalesville. It abuts the Linear Trail. There are no plans yet for the property. The Town will come back with a Site Plan for approval. The plan is contingent on Wetlands approval.

Commissioner Kohan noted that he understands that the intent is to put parking there to allow pedestrian access to the trail.

Hearing no further comment, Chairman Seichter called for a motion on the application.

Commissioner Venoit: Motion to approve the Town purchase of the property at 352 Main Street, Yalesville through CGS 8-24 because it will be an extension of the Quinnipiac Linear Trail from Firewood Island to Rt. 150.

Commissioner Fitzsimmons: Second

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

The application is approved.

BOND RELEASE

6. Galarrage – 110 North Plains Industrial Road

Mr. Pagini explained that the bond was not ready to be released.

REPORTS OF OFFICERS AND STAFF

7. **Administrative Approvals** – noted as approved
   a. **219 & 227 Church Street/38 Ware House Point Rd. LLC.**
8. **ZBA February Decisions** – no comment
9. **ZBA Notice of March 17, 2025** – no comment

ADJOURNMENT

Commissioner Venoit: Motion to Adjourn the Wallingford Planning and Zoning Commission for Monday, March 10, 2025, at 8:55 pm.

Commissioner Fitzsimmons: Second
Vote: Unanimous

Respectfully submitted,
Cheryl-Ann Tubby

Recording Secretary

TEXT AMENDMENT SECTION 6.38

MIDDLE HOUSING

#901-25

901-25-07

SCRCOG | South Central Regional Council of Governments

South Central Connecticut

Regional Planning Commission

RF esentatives:

BETHANY
Alex Hutchinson

BRANFORD
Charles Andres

EAST HAVEN
Vacant

GUILFORD
Sean Cosgrove

HAMDEN
ay Cruickshank
Executive Committee)

MADISON
Carol Snow
Executive Committee)

MERIDEN
evin Curry
Chair)

MILFORD
obert Satti
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OODBRIDGE
drew Skolnick
ce-Chair)

February 18, 2025

RECEIVED
MAR 18 2025
WALLINGFORD
PLANNING & ZONING

Attention:
Kevin Pagini
Town Planner
45 South Main Street
Wallingford, CT 06492

RE: 2.6 Town of Wallingford. Proposed Zoning Text Amendment adding Section 6.38 and amending Sections 4.1, 4.5, 4.6, and 4.16 regarding multi-family dwelling units. Received: January 16, 2025. Public Hearing: February 10, 2025.

Dear Mr. Pagini,

Thank you for sharing the proposed zoning regulation text amendments. The Regional Planning Commission (RPC) reviewed the referrals at its meeting on Thursday, February 13th, 2025.

By resolution, the RPC has determined that the proposed zoning amendment changes do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor does it appear to have any negative impacts to the habitat or ecosystem of the Long Island Sound.

Sincerely,

Kevin Curry
Chair, Regional Planning Commission

127 Washington Avenue, 4th Floor West, North Haven, CT 06473
www.scrcog.org | 203-234-9850 | rpc@scrcog.org

901-25-08

Subject **Re: Housing Reg and Powerpoint**
From Wallingford Law Department <lawdept@wallingfordct.gov>
To Kevin J. Pagini <kevin.pagini@wallingfordct.gov>
Date 2025-03-11 16:19

roundcube

My comments on § 6.38:

There are no definitions of "middle housing" and "cottage style housing" and no mention of these terms appear in the section. The problem is not only that the terms are not defined but, given that this reg calls for site plan approval only, there are no standards or limitations. This is not advisable.

Section B begins with "The following uses are permitted" but there are no uses listed.

Section "E" does this mean 25% of all units or just the new ones? If its an existing apartment building, is it just 25% of the new units? I'm also not sure it's enough to call them "affordable residential dwelling units".

Section E.2 speaks of bonuses that "may" be approved but there is no criteria for making a determination as to whether it will be granted. Then, the chart says "shall". Which is it? Frankly, I do not understand this section.

Section E.2.c., the word "may" appears again but there is no criteria for making a decision.

Since this is permitted based solely on site plan approval, it is important to be specific.

Janis
Janis M. Small
Corporation Counsel

Department of Law
Town of Wallingford
45 South Main Street
Wallingford, CT 06492
(203)294-2140
Fax: (203)294-2112

On 3/11/2025 12:15 PM, Kevin J. Pagini wrote:

> see attached

901-25-09

2025 HOUSING SNAPSHOT UPDATE
Town of Wallingford

In 2021, the South Central Regional Council of Governments (SCRCOG) created "housing snapshots" in partnership with its member municipalities using census data from 2019. These snapshots provided an overview of each municipality's typical resident housing costs, housing characteristics, and demographics. Given the overall increase in the cost of living since 2019, SCRCOG has decided to update these snapshots based on more recent census data to inform our members' planning and development efforts. Census estimates can be inaccurate, so consider cross referencing these figures with local/state sources.

Housing Burden

Households that spend more than

30%

of their income on housing are considered "cost-burdened."

In Wallingford, the percentage of burdened households are:

47% *of renters*

25% *of homeowners (mortgage)*

20.1% *of homeowners (no mortgage)*

37.97% of all households in the SCRCOG region and **35.26%** of all CT households are burdened.

Source (for median housing costs as well): US Census Bureau, American Community Survey, 2022, 5-year Estimates, DP04.

Housing Wage

The US Department of Housing and Urban Development (HUD) defines Fair Market Rent (FMR) as the total housing costs (including utilities) for a rental unit that is less expensive than the top 60% of housing units in an area (just below the average apartment cost in an area). This is a standard metric of housing affordability for private market rental units.

The Fair Market Rent for a two-bedroom apartment in Wallingford is:

$1,867 per month

To not be considered cost-burdened at this rent, a household must have an after-tax income of:

$35.90 per hour, $6,223 per month, or $74,680 per year.

Source: US Department of Housing and Urban Development (HUD), 2024, FY 2025 Fair Market Rents.

Median Housing Costs in Wallingford

$2,217 *is the median amount homeowners with a mortgage spend on housing per month in Wallingford.*

$882 *is the median amount homeowners without a mortgage spend.*

$1,243 *is the median amount renters spend on housing per month in Wallingford.*

25.5% *of housing units are renter-occupied in Wallingford.*

$311,100 is the median home value in Wallingford

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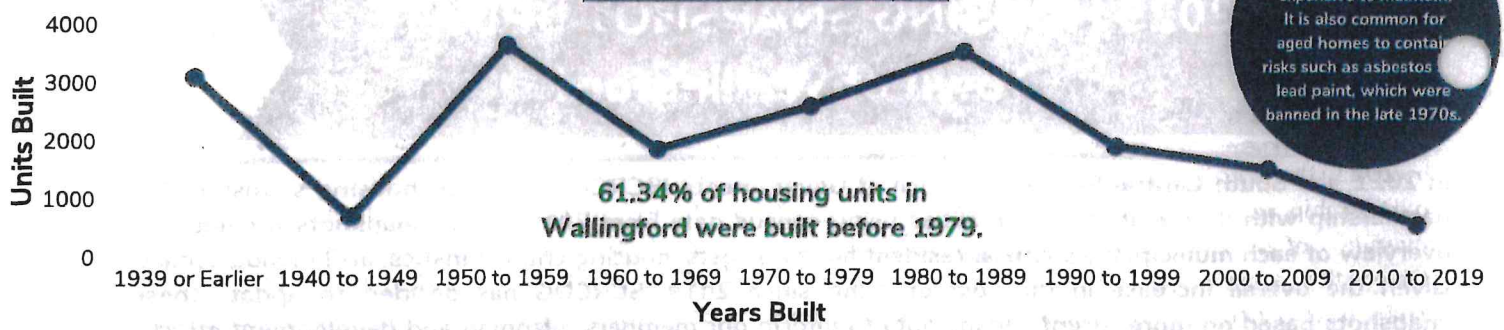
01-26-10P

Age of Housing



61.34% of housing units in Wallingford were built before 1979.

Old homes are prone to disrepair and are expensive to maintain. It is also common for aged homes to contai risks such as asbestos lead paint, which were banned in the late 1970s.

Source: US Census Bureau, American Community Survey, 2022, 5-year Estimates, DP04.

Demographics

Race

85.0% ---------- White
4.43% ---------- Asian
11.6% ---------- Hispanic/Latino
4.10% ---------- Two or More Races
1.32% ---------- Black or African American

Source: US Census Bureau, American Community Survey, 2022, 5-year Estimates, DP05.

Age

19/Under ------- 20.8%
20 to 34 -------- 17.8%
35 to 54 -------- 24.6%
55 to 64 -------- 15.6%
65/Over --------- 21.2%

The median age of Wallingford residents is 44.3 years old.

"ALICE" Struggling Households

6,082 of 18,431 or 33% of all households are at the "ALICE" or poverty-level threshold in Wallingford.

Households that earn more than the federal poverty level but less than the basic cost of living for an area are considered "Asset Limited, Income Constrained, Employed" Households, or "ALICE."

Sources: US Census Bureau, American Community Survey, 2022, 5-year Estimates, DP02;
United Way of Meriden/Wallingford, ALICE Report, 2024 Update.

Housing and Transportation Index

The Housing and Transportation index estimates the typical amount households spend on housing and transportation as a percentage of their total incomes.

In Wallingford, the typical household spends 43% of its income on housing and transportation combined.

The SCRCOG regional average is 49%.

Living within 1/2 mile of a transit station can reduce transportation expenses.

Source: The Center for Neighborhood Technology, 2022 Housing and Transportation (H+T) Affordability Index.

ALICE Survival Budget

The ALICE Household Survival Budget, based on county-level data, is the bare minimum cost of basic household expenses necessary to live and work in the modern economy. These basic budget items include housing, child care, food, transportation, technology, health care, plus taxes and a contingency fund equal to 10% of the household budget.

The annual total household survival budget for a family of four (two adults, one toddler, and one infant) in 2025 in the Wallingford Area is:

$108,936 per year

Source: United Way Wallingford, ALICE Report, 2024 Updat

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901-25-10

Latest Revised Copy of Section 6.38: Middle Housing

Revision Date: 04/11/2025

ARTICLE IV
Use Regulations

§4.1 RESIDENCE DISTRICTS (R-18, R-15, R-11, R-6)

A. Purpose - To allow single-family residences on lots from 6,250 sq.ft. to 18,000 sq.ft. to encourage moderate to high density residential development and related purposes in areas primarily served by municipal water and sewerage facilities.

B. The following uses are permitted subject to approval of a Zoning Permit in accordance with §8.3:

1. One single-family dwelling per lot.
2. Middle Housing as per §6.38 *6-16-23*
3. Any community residence that houses six (6) or fewer intellectually disabled persons and necessary staff persons and that is licensed by the State. *6-16-23*
4. One manufactured home per lot, subject to the following:
   a. Each Home must be at least twenty-two (22) feet wide at its smallest dimension.
   b. Each home must meet the Federal Manufactured Home Construction and Safety Standard.
   c. Each home shall have a full concrete foundation. *4/18/89*
5. Structure or rooftop mounted antennas, subject to the requirements and procedures listed in §6.25. *5/18/97*
6. Any child-care, residential facility that houses six (6) or fewer children with mental or physical disabilities and necessary staff persons and that is licensed by the State. *10/16/05*
7. Any community residence that houses six (6) or fewer persons receiving mental health or addictive services and necessary staff persons paid for or provided by the Department of Mental Health and Addictive Services and that has been issued a license by the Department of Public Heath under the provisions of §19a-491 of the CT General Statutes, if a license is required. *10/16/05*

§4.5 COMMERCIAL (CA) DISTRICTS

A. Purpose - To allow general commercial and office development in designated areas located on or near major streets.

B. The following uses are permitted subject to Site Plan Approval in accordance with Article VII:

1. Educations or religious use by a non-profit corporation or governmental unit, excluding correctional institutions. *10/2/94; 6/16/23*
2. Boarding and rooming houses.
3. Offices and financial institutions.
4. Restaurants and other food service facilities with or without a liquor permit.
5. Funeral homes.
6. Self-service clothes cleaning establishments.
7. Theaters for indoor picture projection or dramatic or musical productions.
8. Hotels and motels with not less than six (6) units, provided that the lot are is equal to not less than two-thousand (2,000) square feet for each sleeping accommodation.
9. Stores and shops where goods are sold and services are rendered primarily at retail, including:

10/2/94

   a. Bakery, catering establishments or confectionery store.
   b. Barber shops, beauty parlors, manicurists, sun tanning salons, massage therapists, and similar personal services.
   c. Book or stationary store.
   d. Laundry, cleaning and dyeing agencies.
   e. Clothing, tailoring, dressmaking.
   f. Drugs, toilet articles, dry goods and notions.
   g. Florist shop, garden and farm supplies or equipment.
   h. Furniture, interior decorating, hardware, radios, electrical or household appliances, sporting goods.
   i. Gift, antique or art or jewelry store.
   j. Groceries, fruit, vegetables or meats.
   k. Rental equipment if stored indoors.
   l. Retail package store, the sale of wine, beer or spirituous liquors.
   m. Shoes and shoe repairing.
   n. Dog and cat grooming.
   o. Printing and publishing establishments in which the floor area shall not exceed two-thousand (2,000) square feet.

10. Clubs.
11. Cafes and taverns subject to:

11/13/04

   a. Permanent outdoor patios shall be surrounded by a five (5)-foot tall white, vinyl fence with the finished side facing out.
   b. Square footage within the patio shall be included as café/tavern square footage for parking purposes.

12. Temporary construction offices.
13. Museums or art galleries
14. Governmental buildings, facilities and uses.

15. Public utility buildings and facilities.

16. Dance studios.

5/17/88

17. Veterinary hospitals for small animals, provided that the animals housed overnight are kept in a building, and that it does not provide boarding. *10/11/89*

18. Adult uses as per §6.20.

9/19/92

19. Business and Trade Schools.

9/14/96

20. Middle Housing as per §6.38

5/15/99

C. The following permitted uses require approval of a Special Permit in accordance with §7.5:

1. Billiard and pool parlors, bowling alleys, skating rinks, and other indoor places of public recreations operated as a business.

10/2/94

2. Residential dwelling units subject to the following:

   a. Shall not be located on the first-floor unless the entire first-floor is being legally used for residential purposes at the time of application.

5/19/91;

3/19/05

3. Temporary mobile office.

4. Uses in this zoning district generating one-hundred (100) peak hour vehicle trips or more using the standards set forth in the most recent edition of Trip Generation, ITE, or a more accurate source, if available, subject to the following:

4/16/94; 8/10/96;

10/18/03

   a. Submission of a traffic impact analysis containing present roadway conditions, existing roadway capacity, existing projected traffic volumes (ADT, Peak a.m. and Peak p.m.), existing and projected volume capacity rations, existing and projected levels of service, existing and proposed sight lines, site generated traffic and traffic distributions, and traffic accident experience.

   b. A traffic impact analysis will be required: *5/17/88*

      1. For an addition to an existing use, which use is now under the provisions of the section, and

      2. when an additions to an existing use brings that use under the provisions of this section.

      3. The traffic impact analysis shall cover the entire use, not merely the addition.

   c. No traffic impact analysis or Special Permit will be required for an addition to an existing Special Permit use if the addition generates twenty-five (25) peak hour vehicle trips or less.

   d. In all cases in which the Commission feels that a peer review of the applicant's traffic impact analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the decision by the Commission on the applications.

§4.6 COMMERCIAL (CB) DISTRICTS

A. Purpose - To provide suitable locations for general commercial and office development, in addition to more extensive commercial uses.

B. The following uses are permitted subject to Site Plan Approval in accordance with Article VII:s

1. Any use permitted in §4.5.B, including any retail trade not listed in §4.5.B. *10/18/01*
2. Wholesale trade carried on entirely within a building or enclosure of suitable height to screen the operation from the street and any nearby residence district.
3. Newspaper and printing plants, book binding and photo engraving. *10/2/94*
4. Health and/or sports clubs, billiard and pool parlors, dance halls, bowling alleys, and similar places of public recreation operated as a business.
5. Mini-Warehousing and Self-Storage. *7/14/2023*
6. Public utility buildings, including storage yard or electric substations, but excluding electric generating or gas manufacturing plants.
7. Retail lumber, fuel and building material yards and contractor's equipment storage, provided that all material is kept in a building or within an enclosure of suitable height to screen the operation from the street and any nearby residence district, but excluding the bulk storage of cement and concrete mixing and excluding tanks for petroleum products having a capacity greater than ten-thousand (10,000) gallons.
8. Cold storage locker plants.
9. Veterinary hospitals, provided that the animals house overnight are kept in a building.
10. Cutting, sawing and storage of lumber. *6/16/23*
11. **Middle Housing as per §6.38**

§4.16 ROUTE 5 DISTRICT (RF-40)

8/10/96

A. Purpose - To allow for a mixture of uses which are compatible with the district's position as a primary area for commerce, while controlling future uses in order to avoid unacceptable burdens on the infrastructure and quality of life within the district and adjacent areas.

B. The following uses are permitted subject to Site Plan Approval in accordance with Article VII:

1. **Use Group A**
   - a. Educational or religious use by a non-profit corporation or governmental unit, excluding correctional institutions.

   6/16/23
   - b. Boarding or rooming houses.
   - c. Funeral homes.
   - d. Self-service clothes cleaning establishments.
   - e. Hotels and motels with not less than six (6) units.
   - f. Museums or art galleries.
   - g. Governmental buildings, facilities and uses.
   - h. Public utility buildings and facilities.
   - i. Dance studios.
   - j. Veterinary hospitals for small animals, provided that the animals house overnight are kept in a building.
   - k. Wholesale trade.
   - l. Mini-Warehousing and Self-Storage. *7/14/2023*
   - m. Building material yards and contractor's equipment storage, provided that all material is kept in a building or within an enclosure of suitable height to screen the operation from the street and any nearby residence district.
   - n. Business schools.
   - o. Manufacturing, compounding, processing, packaging and assembling materials and products.
   - p. **Deleted**

   5/15/99
   - q. Middle Housing as per §6.38

2. **Use Group B**
   - a. Offices and financial institutions.
   - b. Restaurants and other food service facilities with or without a liquor permit.
   - c. Stores and shops where goods are sold and services are rendered primarily at retail.
   - d. Clubs.
   - e. Cafes and taverns subject to:

   11/13/04
     1. Permanent outdoor patios shall be surrounded by a five (5)-foot tall white vinyl fence with the finished side facing out.
     2. Square footage within the patio shall be included as café/tavern square footage for parking purposes.
   - f. Billiard and pool parlors, bowling alleys, skating rinks, health and/or sports clubs and other indoor places of public recreation operated as a business.
   - g. Theaters for indoor picture projections or dramatic or musical productions.
   - h. Outpatient medical treatment facility.

C. The following uses require approval of a Special Permit in accordance with §7.5:

1. **Use Group A**
   - a. Temporary mobile office.
   - b. Group A uses in this zoning district generation one-hundred (100) peak-hour

vehicle trips or more using the standards set forth in the most recent edition of Trip Generation, ITE, or a more accurate source, if available, subject to the following

4/16/94;

10/18/03

1. Submission of a traffic impact analysis containing present roadway conditions, existing roadway capacity, existing and projected traffic volumes (ADT, Peak a.m. and Peak p.m.), existing and projected volume capacity rations, existing and projected levels of service, existing and proposed sight lines, site generated traffic and traffic distributions, and traffic accident experience.
2. A traffic impact analysis will be required:

5/17/88

   a. For an addition to an existing use, which use is now under the provisions of this section, and
   b. when an addition to an existing use brings that use under the provisions of this section.
   c. The traffic impact analysis shall cover the entire use, not merely the addition.
3. A traffic impact analysis will not be required for an addition to an existing Special Permit use if the addition generates twenty-five (25) peak-hour vehicle trips or less. This provision shall be permitted to be used one (1) time over the life of the use on a specific site.
4. In all cases in which the Commission feels that a peer review of the applicant's traffic analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the decision by the Commission on the application.

c. Excavation and filling of land as per §6.10.

d. Golf driving ranges, miniature golf courses, archery ranges, and other places of outdoor recreation operated as a business.

e. **Deleted**

11/17/07

f. Motor vehicle repair garages, including welding and tire recapping, provided that all mechanical and repair operations ae carried on in a building or within an enclosure of suitable height to screen the operation from the street and any nearby residence district.

9/17/05

g. Automobile, truck, farm, motorcycle and related equipment dealerships.

9/17/05

h. Vehicle fueling/charging and/or service stations, including auto detailing, car washes, oil change facilities, and similar facilities. Location of dispensing appliance shall be subject to the determination of the Commission per the Special Permit applications; however, under no circumstances shall any gasoline dispensing appliance be located within twenty-five (25) feet of any street or property line.

9/17/05;

7/29/19

i. Adaptive re-use to multi-family as per §6.16.

3/15/97

j. Middle Housing as per §6.38

2. **Use Group B**

a. Group B uses in this zoning district generating one-hundred (100) peak-hour vehicle tips or more using the standards set forth in the most recent edition of Trip Generation, ITE, or a more accurate source, if available, subject to the following

: *4/16/94;*

10/18/03

1. Submission of a traffic impact analysis containing existing and projecting traffic volumes (ADT, Peak a.m. and Peak p.m.), existing and projected levels of services, existing and proposes sight lines, site generated traffic and traffic distributions, and traffic accident experience.

2. A traffic impact analysis will be required:

5/17/88

   a. For an addition to an existing use, which use is now under the provisions of this section, and
   b. when an addition to an existing use brings that use under the provisions of this section.
   c. The traffic impact analysis shall cover the entire use, not merely the addition.
   d. Gasoline service station, with or without automobile repair.

4/17/98; 2/9/04;

9/17/05

3. A traffic impact analysis will not be required for an addition to an existing Special Permit use if the addition generates twenty-five (25) peak-hour vehicle trips or less. The provisions shall be permitted to be used one (1) time over the life of the use on a specific site.

4. In all cases in which the Commission feels that a peer review of the applicants traffic impact analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the decision by the Commission on the applications.

§4.26 TOWN CENTER (TC) DISTRICT

8/17/18

A. Purpose - to encourage the development and redevelopment of the entire Town Center area as a vibrant pedestrian-friendly commercial destination, with strong supportive institutional and residential components, while building off of and promoting a "Town Center" character.

B. The following uses are permitted subject to either: **1)** A Zoning Permit, where only a change in use is requested and no changes to the site are required/proposed; or **2)** Site Plan approval in accordance with Article VII, where changes to the site are required/proposed:

1. Stores and shops where goods are sold and services are rendered primarily at retail, except that pawn shops and shops devoted primarily to sale of tobacco, "vaping" paraphernalia, or other smoking devices shall be prohibited.
2. Restaurants and other food service facilities with or without a liquor permit.
3. Laundromats, clothes cleaning services.
4. Banks and financial institutions.
5. Real estate sales agencies and travel agencies.
6. General/Business offices, clinics, and outpatient medical treatment facilities, provided they are not located on the ground level street-facing side of any building.
7. Medical/Dental offices, clinics, and outpatient medical treatment facilities, provided they are not located on the ground level street-facing side of any building.
8. Indoor recreation, including but not limited to, health/sports clubs, yoga studios, billiard and pool parlors, and other indoor places of public recreation operated as a business; instruction of indoor recreational activities, instruction in the arts (music, painting, graphic design, photography, etc.).
9. Museums, art galleries.
10. Bars, pubs, cafés, taverns, brewpubs, microbreweries with a tasting room and/or retail area, when the production area does not occupy more than fifty percent (50%) of the GFA of the total use.
11. Government facilities, buildings, and uses, public utility buildings, facilities and uses.
12. Veterinary hospitals for small animals, pet grooming, day care, and/or training facilities, provided the animals are not boarded overnight.
13. Service establishments (repair, rental and/or service of any item that is allowed to be sold in the zone.)
14. Funeral homes.
15. Residential uses as follows:
    a. Maximum densities shall be:
       Twenty-six **(26)** units per acre in lots under twenty-five, thousand (25,000) square feet for new construction and no unit restriction for existing buildings.

       Thirty **(30)**-units per acre on lots equal to or over twenty-five, thousand (25,000) square feet.
    b. Forty (40) units per acre in Downtown Development Corridor sub-district as shown on map in Appendix A. This sub-district consists of twenty (20) parcels.
       There shall be no minimum parking requirements in this sub-district.

6/16/23

    c. Shall not be located on any first floor, except:
       i. Residential amenities shall be allowed on first floor such as lobbies, common

areas or recreational amenities accessory to the residential building.

ii. Residential units shall not be located at street level along the public way and no units shall be located in the ground level street-facing area of the building (they may be on the ground floor facing a courtyard at the back of the building);

d. Shall not be permitted in any basement without approval of a Special Permit, as noted below. *11/19/22*

16. Town-sponsored outdoor events, farmers'/garden markets, entertainment, etc.

17. Wellness Center - An establishment that offers services for the body and mind and includes at least two (2) of the following: Skin care services, fitness services, personal training, nutritional services, retail sales of wellness products, and state licensed/certified chiropractic or acupuncture services.
Chiropractic services, as part of a wellness center, may be on the ground floor, street-facing side of the building, provided at least one additional wellness service is also available on the ground floor. *11/13/20*

§6.11 OFF-STREET PARKING AND LOADING FACILITIES

A. Parking facilities required - On all premises developed, expanded or changed in use after the adoption of these regulations for any purpose, parking facilities shall be provided off the street or highway right-of-way, sufficient to accommodate the vehicles of all occupants, employees, customers and other persons normally visiting the premises at any one time.

B. Location of facilities - Required parking facilities shall be provided on the same lot as the building they serve, except as provided elsewhere in these regulations. Two or more parking facilities on adjoining lots, if designed for use as a single parking area, may use the same means of access. In single-family residential districts, no parking shall be allowed in front yards, except on driveways or on turn-arounds in side yards.

C. Required minimum parking area - Parking facilities shall contain space for vehicles in accordance with the following table. Parking shall not infringe on driveways needed for access except in the case of a single or two-family dwelling unit. Parking areas shall be landscaped in accordance with the provisions of §6.14.E. *02/17/17*

Type of Use	**Number of Car Spaces**	
Single-family dwelling unit	2 spaces	
~~Two-family dwelling unit~~	~~4 spaces~~	
~~Three-family dwelling unit~~	~~6 spaces~~	*05/19/91*
Multi-family dwelling units		
Studio or 1-bedroom unit	1 ~~1.75~~ spaces per unit	
2-bedroom unit	2 ~~2.25~~ spaces per unit	
3-or more bedroom unit	2.50 spaces per unit	
~~Public housing for the elderly~~ Senior Housing	0.25 ~~1~~ space per unit	

Revised 3/20/2025

§6.38 MIDDLE HOUSING

A. Purpose - to permit and encourage middle housing developments, cottage style housing, and creative multi-family development ideas in existing and new buildings within designated zoning districts and encourage affordable housing developments by easing of bulk/building and lot requirements.

B. Definitions:

As of right or "as-of-right" - means able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations;

Cottage cluster- means a grouping of at least four detached housing units, or live work units, per acre that are located around a common open area;

Live work unit - means a building or a space within a building used for both commercial and residential purposes by an individual residing within such building or space;

Middle housing- means duplexes, triplexes, quadplexes, cottage clusters and townhouses;

Mixed-use development- means a development containing both residential and nonresidential uses in any single building; and

Townhouse - means a residential building constructed in a grouping of three or more attached units, each of which shares at least one common wall with an adjacent unit and has exterior walls on at least two sides

C. Permitted subject to Site Plan Approval in accordance with §7.4 in the R-6, R-11, R-15 zoning districts and subject to the following:
   a. Minimum lot size of fifteen thousand (15,000) sq. ft. for new construction Only
   b. Buildings and additions shall reflect the residential architectural features of the surrounding area and zoning district
   c. The lot shall be served by sanitary sewers and public water supply.
   d. Bulk requirements in accordance with §5.1.B.
   e. Parking in accordance with §6.11.
   f. Landscaping in accordance with §6.14

D. Permitted subject to Site Plan Approval in accordance with §7.4 in the I-40, I-20, CA- 12, CA-40, CB-12 and CB-40 zoning districts and subject to the following:
   a. Minimum lot size of the applicable zoning district for new construction Only

b. Buildings and additions shall reflect the residential architectural features of the surrounding area and zoning district
c. The lot shall be served by sanitary sewers and public water supply.
d. Bulk requirements in accordance with §5.1.B.
e. Parking in accordance with §6.11.
f. Landscaping in accordance with §6.14

E. The following uses are permitted subject to a Special Permit in accordance with §7.5 in the RF-40 zoning district:
a. Residential units shall be located on second floor or above only.
b. The lot shall be served by sanitary sewers and public water supply.
c. Bulk requirements in accordance with §5.1.B.
d. Parking in accordance with §6.11.
e. Landscaping in accordance with §6.14

E. The following uses are permitted subject to Site Plan approval in accordance with §7.4 in the R-6, R-11, R-15, RF-40, I-40, I-20, CA- 12, CA-40, CB-12 and CB-40 zoning districts:

1. Affordable Residential dwelling units, consistent with Section 8-2(i) of the General Statutes of the State of Connecticut, which comprise a minimum of 25% of the total dwelling units on site, whether existing or newly constructed, as a set-aside development at 60% and/or 80% AMI (Area Median Income) in new or existing buildings provided that:
   a. The application materials required to be submitted shall adhere to all other requirements set forth in Section 8-2(i) of the General Statutes of the State of Connecticut
   b. Buildings and additions should reflect the residential architectural features of the surrounding area and zoning district
   c. The lot shall be served by sanitary sewers and public water supply.
   d. Parking in accordance with §6.11
   e. Landscaping in accordance with §6.14

2. Bonuses for affordable developments are as follows:

   a. The Commission may approve bulk standard/lot and building requirements to be reduced or enlarged by up to 20%, as site conditions allow, based upon the specific project and scope for affordable housing developments.

   b. The Commission may approve further bulk requirement bonuses for projects that exceed the 25% minimum requirement for affordable units, up to a maximum of 45%, as site conditions allow, based upon the specific project and scope, on a per application basis.

The following chart details the maximum allowances the Commission may grant for percent reduction or enlargement of bulk standard/lot and building requirements on a tiered basis:

Percent Affordable Units	Percent Reduction/Enlargement
30%	25%
35%	30%
40%	35%
45%	40%
50%	45%

c. The Commission may also increase the maximum building height allowance up to 40% to accommodate substructure parking for affordable housing developments that meet the minimum 30% of the total dwelling unit requirement. For the purposes of this section, if a foundation of a structure is built below the average finished grade of the adjacent street frontage of the lot, then the height shall be measured from the average finished grade of the surrounding street frontage.

Middle Housing Examples:

Cottage Cluster Example:

TEXT AMENDMENT

SIGN REGULATIONS

#902-25

APPENDIX:

SIGN REGULATIONS

Purpose and Findings

The Commission, in adopting these regulations, finds that the regulation of signs is necessary to promote public safety by lessening hazards to pedestrians and vehicular traffic, to preserve property values, to promote industry and commerce, maintain residential areas and to provide for the orderly and reasonable display of signs for the benefit of all in the community.

The purpose of the Wallingford Sign Regulations is to:

- promote and protect the public health, safety and welfare of inhabitants of Wallingford
- Enhance opportunities for visual communication
- Preserve property values
- Create a more attractive economic and business climate within the town
- Enhance and protect the physical appearance of all areas of the town
- Reduce the distractions, obstructions and hazards to pedestrian and automobile traffic caused by the excessive number, excessive size or height, inappropriate means of illumination or movement, indiscriminate placement, overconcentration, or unsafe construction of signs
- Enable customers, motorists, visitors, residents and other persons moving through the public spaces of the town to be able to identify destinations and locations
- Provide for an effective means of communication consistent with constitutional guarantees against the restriction or regulation of messages in the sign.

Applicability

These sign regulations shall govern and control the number, location, size, spacing and use of any permitted sign within the Town. and removal of any sign within the Town.

The Regulations of this section do not apply to property owned by the Town and used for public purposes by the Town, State of CT or any governmental body of the United States, including traffic control and other governmental signs located within a right-of-way.

Notwithstanding other provisions of this regulation, any sign permitted by these regulations may include, whole or in part, any non commercial message. Signs containing only noncommercial messages shall be deemed to be on premise signs subject to regulation of such on premise signs as set forth in this regulation.

APPENDIX:

SIGN REGULATIONS

Definition of a sign

Sign- Any object, device, display, structure, or part thereof, situated or visible from outdoors, which is used to advertise, identify, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means including words, letters, figures, designs, logos, symbols, fixtures, colors, illumination, or projected images. **See Figure A.*

Sign, Permanent – Signage affixed to building(s) or grounds of a site/parcel.

Sign, Temporary – signage not permanently affixed to building(s) or grounds of a site/parcel and for limited duration only.

Sign-Off-premise Advertising Sign - A sign which directs attention to a business, product, service, entertainment or other activity conducted, sold, offered, created or furnished at a location other than the premises on which the sign is erected. Off-premise advertising signs, including billboards are prohibited.

DRAFT

APPENDIX:

SIGN REGULATIONS

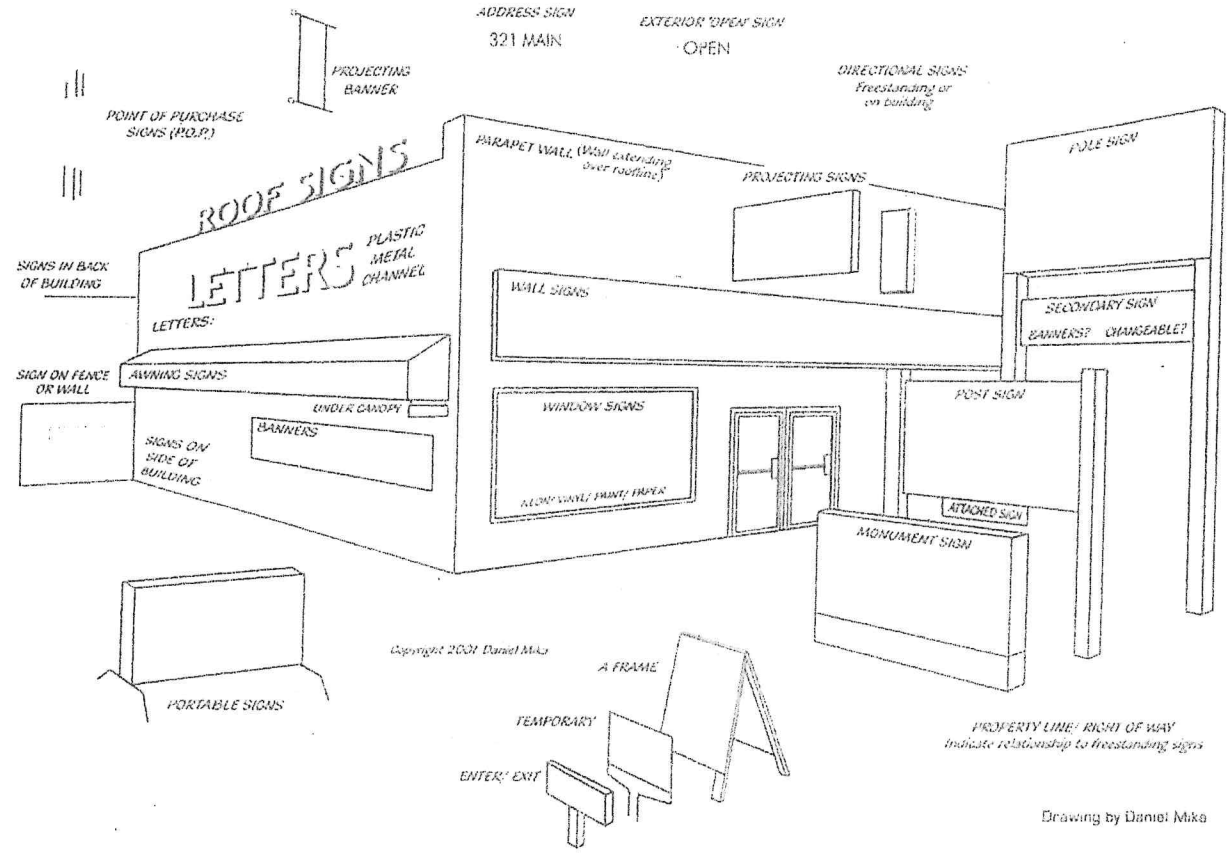


Figure A

Signs do not include

APPENDIX:

SIGN REGULATIONS

- Flags which do not contain a commercial message, commercial logo or commercial colors
- Artwork, including but not limited to murals which do not contain a commercial message, logo, or colors; and/or which contain pictorial representations referring to a business, merchandise, products or services
- Interior building signs
- Identification of Building/Unit Address

Prohibited signage in all zones:

Flashing, scrolling, moving, up-lighting, mobile, inflatable, portable, and commercial flags including feather flags
All off-premise business/commercial advertising excluding existing legally non-conforming billboards

Signs not requiring a permit

Refacing/redesigning legally existing permanent signage on any parcel with no change to size, height or location on the site.
Informational parking, circulation, directional signs <3 sq. ft. in commercial and industrial zones
Temporary lawn signage on residential parcels for period not to exceed 90 days in one calendar year
Any sign identified in most recent edition of *Manual of Uniform Traffic Control Devices*

Temporary Signs

Limited to 90 days total per calendar year, per sign
The Planning and Zoning Department shall be notified of duration and proposed type(s) of Temporary Signs, except temporary lawn signs in Residential Zones.

Illumination

Permanent Signs may be internally illuminated
Exterior illumination of permanent signs must be directed downward and at the surface of the sign
Illumination of signage limited to maximum of 100 lumens

APPENDIX:

SIGN REGULATIONS

Standards for all signs

All Signs must be located within the boundaries of the private parcel

Signage may not project more than 12 inches from the face of a building when affixed to a building

Freestanding signs must be a minimum of 10 ft. from any property boundary and must be field located on final site plan(s).

Freestanding signs may not exceed 64 sq. ft. in area

Roof signs permitted only for single story buildings limited to 15 ft. in height from grade

Hanging or projecting signs (ie. shingle, blade signs) must be a minimum 8 ft. above grade at lowest measure

Existing Billboards require Special Exception Approval for any modification

DRAFT

APPENDIX:

SIGN REGULATIONS

Signs permitted per Zone

Zone	Temporary	Permanent
Residential	10- freestanding lawn signs ‹ 3 sq. ft.	Limited to identification of approved subdivisions, farms, churches/places of worship, schools, museums, medical facilities, , cemeteries, historical and charitable institutions, civic societies, parks: 1-12 sq. ft. freestanding sign, 8 ft. ht. max
Multifamily & OSPRD	10-freestanding lawn signs ‹ 3 sq. ft.	1-25 sq. ft. sign (building or freestanding)
YLB & CLB	10-freestanding lawn signs ‹ 3 sq. ft.	1-12 sq. ft. freestanding, 8 ft. ht. max
TC, CA, CB, DD, RF-40, and I	1- sign (freestanding 8.5 sq. ft. max, or banner, 40 sq. ft. max) per business/occupant if multi-tenant site	1-freestanding sign, 64 sq. ft. max, 20 ft. ht. max for single occupancy # Building signs unlimited w/total area = or ‹ max. for site *1 sq. ft./1 lineal ft. bldg. frontage = max sign area/site or by Special Exception Approval to increase allowances
IX and Interchange(WI)	1- sign (freestanding 8.5 sq. ft. max, or banner, 40 sq. ft. max) per business/occupant if multi-tenant site	1-freestanding signs, 64 sq. ft. max, 20 ft. ht. max Parcels › 20 acres= 2 ground signs: one-100 sq. ft. max., 45 ft. height max. at primary entrance, one 50 sq. ft. max at secondary entrance # Building signs unlimited w/total area = or ‹ max. for site *1/2 sq. ft./1 lineal ft. bldg. frontage = max sign area/site or by Special Exception Approval to increase sign allowances

902-25-01

TOWN OF WALLINGFORD
DEPARTMENT OF PUBLIC UTILITIES
WATER AND SEWER DIVISIONS

ENGINEERING SECTION
PHONE 203-949-2672
FAX 203-949-2678

MEMORANDUM

TO: KEVIN PAGINI, WALLINGFORD TOWN PLANNER

FROM: PETER HORNAK, ENGINEER/PLANNER, WATER & SEWER DIVISIONS

SUBJECT: **ZONING TEXT AMENDMENT/SIGN REGULATIONS #902-25**

DATE: FEBRUARY 25, 2025

CC: FILE

The staff of the Water and Sewer Divisions has reviewed the proposed text amendment entitled "Sign Regulations" and has no comments.

RECEIVED
MAR 04 2025
WALLINGFORD
PLANNING & ZONING

902-25-02

RPC Representatives:

BETHANY
Alex Hutchinson

BRANFORD
Charles Andres

EAST HAVEN
Vacant

GUILFORD
Sean Cosgrove

HAMDEN
Jay Cruickshank
(Executive Committee)

MADISON
Carol Snow
(Executive Committee)

MERIDEN
Kevin Curry
(Chair)

MILFORD
Robert Satti
(Secretary)

NEW HAVEN
Vacant

NORTH BRANFORD
Vacant

NORTH HAVEN
Roderick Williams
(Executive Committee)

ORANGE
Tom Torrenti

WALLINGFORD
Jeffrey Kohan
(Executive Committee)

WEST HAVEN
Vacant

WOODBRIDGE
Andrew Skolnick
(Vice-Chair)

SCRCOG | South Central Regional Council of Governments

South Central Connecticut

Regional Planning Commission

March 17, 2025

Attention:
Kevin Pagini Town Planner
45 South Main Street
Wallingford, CT 06492

RE: 2.4 Town of Wallingford. Proposed Zoning Text Amendments regarding sign regulations and farm wineries. Received: February 18, 2025. Public Hearing: April 14, 2025 and March 10, 2025.

Dear Mr. Pagini,

Thank you for sharing the proposed zoning regulation text amendments. The Regional Planning Commission (RPC) reviewed the referral at its meeting on Thursday, March 13th, 2025.

By resolution, the RPC has determined that the proposed zoning amendment changes do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do they appear to have any negative impacts to the habitat or ecosystem of the Long Island Sound.

Sincerely,

RECEIVED
MAR 17 2025
WALLINGFORD
PLANNING & ZONING

Kevin Curry
Chair, Regional Planning Commission

127 Washington Avenue, 4th Floor West, North Haven, CT 06473
www.scrcog.org | 203-234-9850 | rpc@scrcog.org

44 South Turnpike Rd.

#301-25

Change of Use/Site Plan

Smilen Dentist Group, P.C.

RECEIVED
JAN 22 2025
WALLINGFORD
PLANNING & ZONING

APPLICATION FOR CHANGE OF USE

FEE: $250.00
(If approved Administratively, Fee is $150.00)

APPLICATION NO.: 301-25

NAME OF APPLICANT: Smilen Dental Group, P.C. DATE: January 22, 2025

ADDRESS: 60 Church Street Yalesville CT 06492
City State Zip

PHONE: (203) 774-0019 E-MAIL ADDRESS: Cory@smilendentalgroup.com

INTEREST IN PROPERTY: OWN [ ] RENT [ ] LEASE [X] OPTION TO BUY [ ]

OTHER (Please Specify): _____

LOCATION OF BUILDING: 44 South Turnpike Rd , Wallingford, CT 06429

FORMER USE: Grocery Store

INTENDED USE: Dental Office

LOT SIZE: 1.16 acres.Dental Office approx 7,900 Sq ft ZONING DISTRICT: CB-40

PARKING SPACES: 36

PLEASE NOTE: A SITE PLAN SHOULD BE SUBMITTED WITH THIS APPLICATION.

BY: _____
Applicant's Signature

Smilen Dental Group, P.C.
Company Name (If Applicable)

FOR OFFICIAL USE:

Date Application Received: _____ Filing Fee Paid: _____ Forwarded for Review: _____

Comments: _____

REVISED: 11/05/09

Smilen™
DENTAL GROUP
DENTISTRY REDEFINED™

Min Deng, DMD, PhD
Pediatric Dentistry
Sulakshana Sundaresan, DDS
Adult & Cosmetic Dentistry

January 22, 2025

Town of Wallingford Zoning Department
45 S. Main Street
Wallingford, CT 06492

Smilen Dental Group is a dental practice that has been performing family dentistry for several decades to the families in Wallingford and surrounding towns.

Our team consists of 18 full-time employees.

Our patients can schedule appointments during the following hours:

Monday	8 am- 5 pm
Tuesday	7 am-3:30 pm
Wednesday	8 am-5 pm
Thursday	8 am – 5 pm
Friday	7 am – 3:30 pm

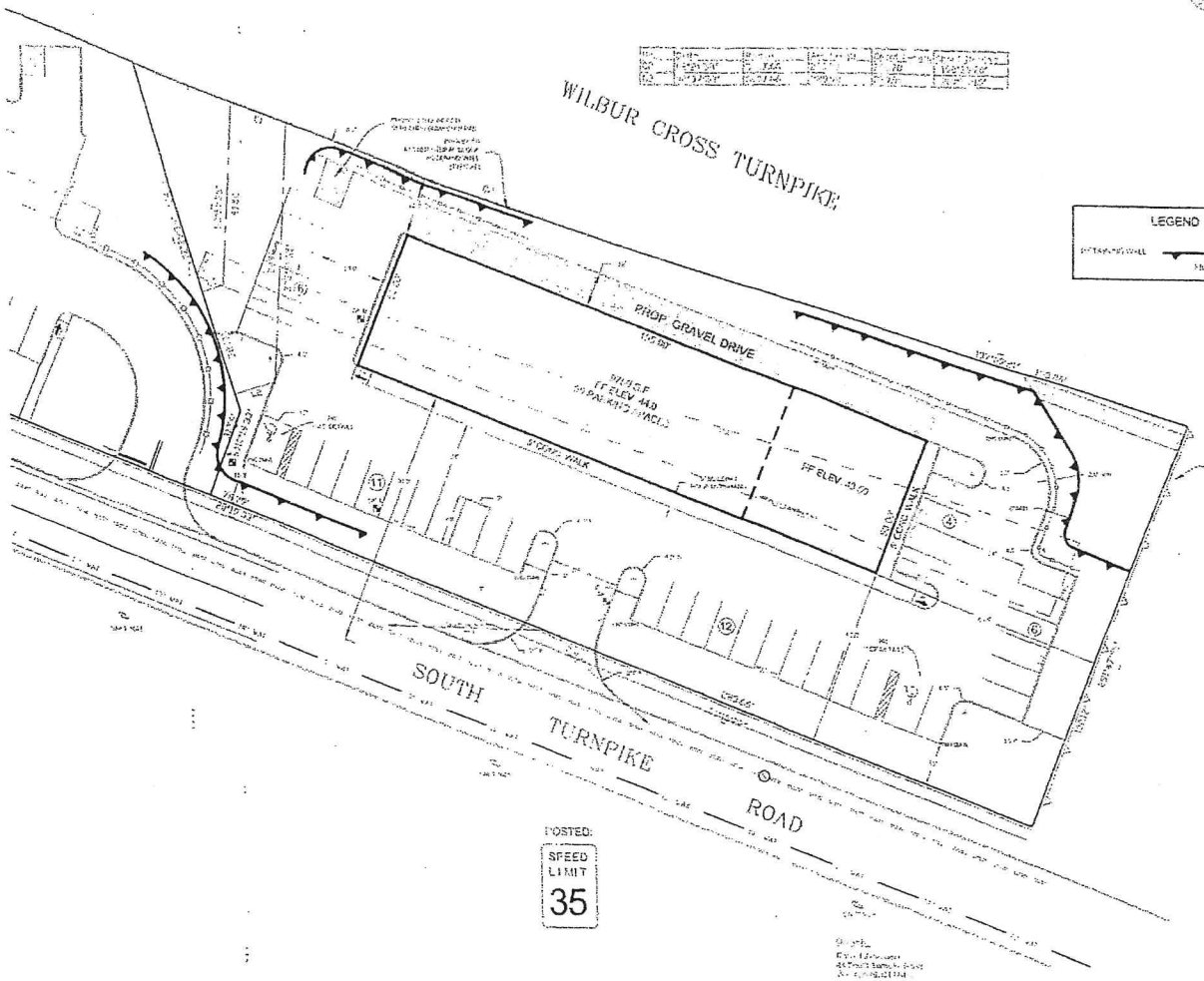
If any further information is required, please contact us.

Sincerely,

Cory A. DeMaio

Cory A. DeMaio
Office Manager

60 Church Street (Rt.68)
Yalesville, CT 06492
p 203.774.0019
e info@smilendentalgroup.com



Lot Area	40,000 S.F.	50,276 S.F.	49,874 S.F.
Front (Min.)	175 ft	193.07 ft	302.45 ft
Front (Max)	175' ft. at Toupiled Way *	75 ft *	91.3 ft
Side Yard	20 ft.	87 ft.**	81.4 ft
Side Yard	20 ft.	77 ft.**	19.2 ft
Rear Yard (Min.)	35ft	2.3 ft	19.8ft
Building Height	30 ft	20 ft	20 ft

* Front Yard Variance for 79.0 ft CL of the Travelers Way, Deed Volume:1120 Page:707
** Side Yard Variance for 18.0 ft. Deed Volume:1120 Page:707

Parking Data

1. Building Requirements

7,000 S.F. Retail 1 space/200 S.F. at GFA required: 35 spaces
(50 @ 9'x18' + 2 HC @ (15'x18') + one truck loading space

Provided:

37 @ 9'x18'
2 @ 15'x18'
(1 total 39 spaces) + one truck loading space

2. Landscaping Requirements

1. Front unoccupied Area, 50% of front yard setback (Variance approved Sept. 2003 to allow 45 ft.) One tree every 50 feet/fraction thereof, min. caliper 3".

2. Landscaping 5 feet wide in front of building (Variance approved Sept. 2003 to allow no landscaping in front of Parking)

3. One foot min. around perimeter of parking lot planted with one tree every 50 feet, min. caliper 2"

4. In parking lot for 30 cars or more, 10 s.f. ft. of interior landscaping per space, and one tree per 10 spaces or fraction thereof.

GRAPHIC SCALE
0 10 20 40
1 inch = 20 Feet

To my knowledge and belief this map is substantially correct as noted hereon

Date

This is not valid without a live signature and embossed seal

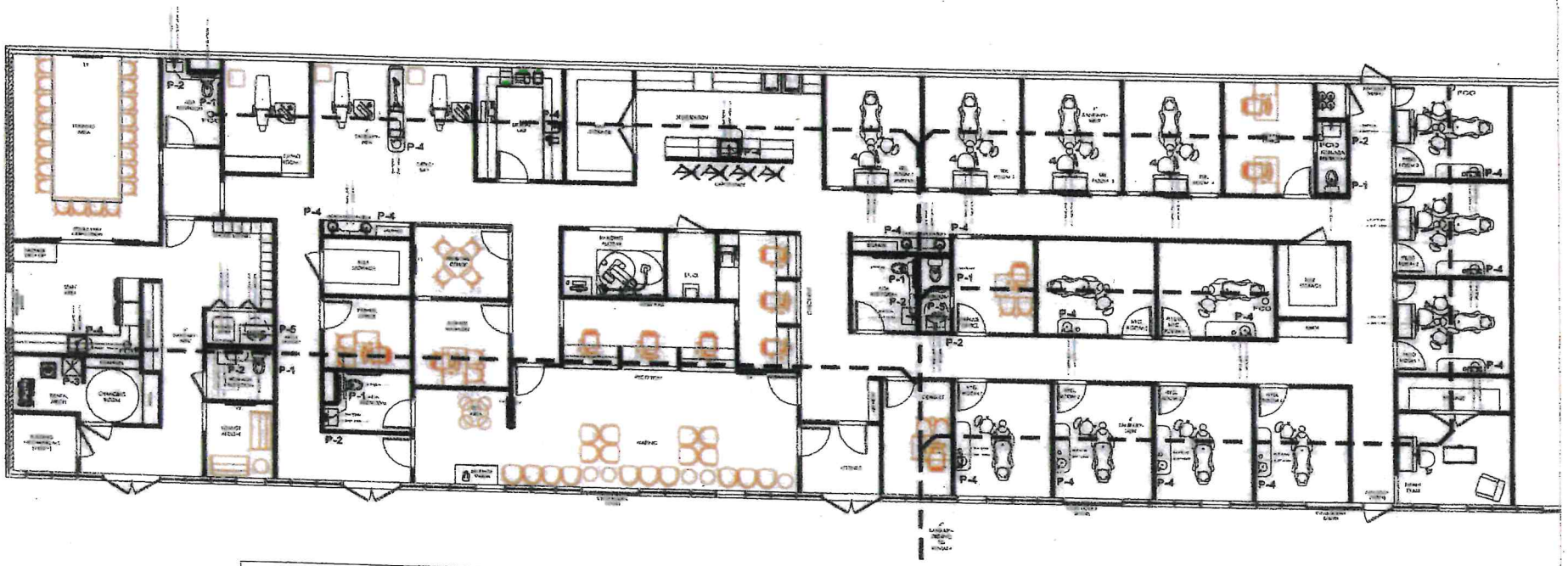
THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL OTHERS MAY NOT BE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES AND HAVE ALL UTILITIES MARKED BEFORE DIGGING.

Revised 6-7-04 Drawing Revised 5-24 Layout
Revised 6-4-04 Planning & Zoning Approval Comments 4-13-04
Revised 4-2-04 Engineering Department Comments Dated 3-14-04, Planning Department Comments Dated 3-24-04

SITE LAYOUT PLAN
Street #44
South Turnpike Road
Wallingford, Connecticut
February 2004

R. R. HILTBRAND ENGINEERS and SURVEYORS
340 MAPLE AVENUE BRISTOL, CONNECTICUT 06010 (860) 582-4549

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



OWNER'S AIR COMPRESSOR
stacked with
OWNER'S VACUUM PUMP
1-1/2" VAC WITH DVU
FITTINGS PITCHED BACK
TO VAC PUMP. MIN. 1/4" /ft" OF RUN
EXTEND 1-1/2" VACUUM LINE USING DVU
FITTING TO VACUUM PUMP SYSTEM.
EXTEND 3/4" COMP. AIR LINE TO COMPRESSOR.
SEE OWNER'S EQUIPMENT VENDOR'S
DRAWINGS FOR DETAILS.

3/4" BACKFLOW PREVENTER
WATTS 009 WITH ISOLATION VALVES.
WATER SOLENOID WITH FILTER
SHALL BE SUPPLIED BY OTHERS.
INSTALLED BY PLUMBING CONTRACTOR

TYPICAL FOR 16 DENTAL UTILITY
CENTERS SUPPLIED BY OTHERS.
RUN 1/2" DENTAL WATER, 5/8" VAC,
1/2" AIR, 1-1/2" WASTE TO EACH UNIT.
UNDER CABINET TERMINATE AIR AND WATER
WITH ANGLE VALVES. CONTRACTOR MUST
CO-ORDINATE WITH OWNER'S VENDOR
FOR EXACT ROUGHING LOCATION OF EACH CONNECTION.

ACORN
DESIGN, LLC
19 Hartford Ave---Cheshire CT, 06035
(203) 699-2110---alanbolotin@aol.com

Dental Fit-out- Dr.Smilen

44 S.Turnpike Rd---Wallingford, CT 06492

Wtare & Wasteline Plan	P-2
8 Jan 2026	

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

* ZBA meeting is on March 17, 2025.

RECEIVED
FEB 18 2025

ZONING BOARD OF APPEALS
VARIANCE APPLICATION

APPLICATION NUMBER: 25-007
$400.00 BASE FEE
$60.00 – FILING FEE
$100.00 – EACH ADDITIONAL VARIANCE

Applicant is Requesting a variance of the Wallingford Zoning Regulations

1. Street Address or Location of Property: 44 SOUTH TURNPIKE ROAD (PLEASE PRINT)
2. Zoning District of Property: CB-40
3. Indicate type of variance requested (e.g. lot area, side yard) and the Section of the Zoning Regulations being varied. If more than one variance, list each separately.

Type of Variance	Section of Zoning Regulations	Required by Regulations	Existing	Proposed
Parking	6.11	48+10 = [58]	39	46

4. Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage")
INSUFFICIENT PARKING FOR CHANGE OF USE

5. Briefly describe why strict application of regulations would produce an unreasonable hardship in the land:
7250 SF REQUIRES 150 SF PER SPACE = 48 (DENTAL-NEW)
2500 SF REQUIRES 250 SF PER SPACE = 10 (BARBER - EXIST)

6. If any variances for the Property have previously been requested, please complete the following section:

a) Date(s) of ZBA action:

b) What variance(s) were requested:

c) What variance(s) were granted:

7. APPLICANT: Interest in property: Owner: Other: X

Name(s): DANTE BORRA Signature:

Mailing Address: 33 SILVERBROOK LN. City: N. GRANBY, CT State: CT Zip: 06060

Telephone: 860-798-0101 Email Address: RAIDER44D@GMAIL.COM

8. PROPERTY OWNER(S) OF RECORD: (Please list mailing address. **This section must be completed.**)

Name(s): 44 SOUTH TURNPIKE LLC Signature: [illegible]

Mailing Address: 14 GEDNEY PARK DR. City: WHITE PLAINS State: NY Zip: 10605

Telephone: 860-205-7127 Email Address: PINEROCKCONSTRUCTIONCO@GMAIL.COM

9. Please list below the names and mailing addresses of all abutting property **owners**. (Those properties that are directly adjacent or contiguous to yours) This information can be obtained from the Wallingford Assessor's Office.

Name	Mailing Address
1) FIRST STEP LLC (38 S. TURNPIKE)	3 WOJTASIK DR. - WALLINGFORD, CT 06492
2) FOB HOLDINGS LLC (34 S. TURNPIKE)	64 SOUTH TURNPIKE RD, WALLINGFORD CT 06492
3) [illegible]	
4)	
5)	
6)	

(Attach additional sheet(s) if necessary)

10. Please provide directions to the subject property from a well-recognized Town Road. _____

_____

OTES TO APPLICANT:

1. Please provide eleven (11) copies of a map or plan drawn to scale clearly illustrating the variance(s) requested. (The plan must show the property boundaries, **all existing and proposed** buildings and dimensions for any setback, size area or height related variance request)
2. The Applicant must notify abutters by Certificate of Mailing, 10-15 days prior to the Public Hearing by sending them a copy of the Legal Notice. The Legal Notice will be sent to the Applicant at least 15 days prior to the meeting. Certificates of Mailing must be returned to the Planning & Zoning Office at least five (5) days prior to the meeting.
3. The extent of any variance granted is limited to only that represented on the plan submitted as part of this application.

(FOR ZBA USE ONLY)

DECISION: [ ] GRANTED [ ] DENIED EFFECTIVE DATE_____

REASON(S) FOR DECISION:_____

_____

_____

_____

CONDITION(S):_____

_____

The extent of any variance granted is limited to only that represented on the plan submitted as part of this application.

SIGNED:_____

TLE:_____

301-25-01

Town of Wallingford, Connecticut

JAMES SEICHTER
CHAIRMAN PLANNING & ZONING COMMISSION

KEVIN J. PAGINI
TOWN PLANNER

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2090
FAX (203) 294-2095

2/28/2025

To Whom It May Concern,

The 7,250 sq. ft. unit located at 44 South Turnpike Road requires a variance for the proposed use as a dental office. The proposed square footage for the dental office is short 19 parking spaces on the proposed site according to the Wallingford Zoning Regulations. The owner has applied for a variance to be heard at the March 17, 2025 Zoning Board of Appeals meeting. The variance, as proposed, is contingent on the applicant adding six additional parking spaces to the back of the site. These additional spaces would also require site plan approval to be granted through the Planning and Zoning Commission. This letter is to inform you that you are pulling building permits at your own risk and final sign off from this department will not occur unless a parking variance is granted.

Thank you,

Kevin J. Pagini
Town Planner

301-25-02

Doc ID: 004036660001 Type: LAN
BK 1737 PG 383

Town of Wallingford, Connecticut

VARIANCE #25-007

Date Granted:	March 17, 2025
Property Owner:	44 South Turnpike LLC 14 Gedney Park Drive White Plains, New York 10605
Applicant:	Dante Boffi 33 Silverbrook Lane North Granby, CT 06060
Applicable Location:	44 South Turnpike Drive
Granted For:	46 parking spaces (58 required) to change use from Retail to Medical Office at 44 South Turnpike Road in a CB-40 District.
Effective Date:	**March 21, 2025**
Condition(s):	

BY: _____
AMY B. ~~TORRE~~, LAND USE SPECIALIST/ZEO

THIS DOCUMENT HAS BEEN PREPARED AS PART OF THE TOWN OF WALLINGFORD ZONING BOARD OF APPEALS APPLICATION PROCESS AND CANNOT BE CONSIDERED FINAL NOR USED FOR CONSTRUCTION PURPOSES UNTIL ALL NECESSARY APPROVALS HAVE BEEN ATTAINED. THESE MAY INCLUDE A BUILDING PERMIT, SITE PLAN APPROVAL OR SPECIAL PERMIT APPROVAL. CONTACT THE WALLINGFORD BUILDING DEPARTMENT AT 203-294-2005 AND THE WALLINGFORD PLANNING OFFICE AT 203-294-2090.

Received for Record at Wallingford, CT
On 03/21/2025 At 12:03:32 pm

301-25-03

Outlook

Re: #301-25- 44 S. Turnpike Rd.

From David Parent <townca2005@gmail.com>
Date Thu 4/3/2025 3:23 PM
To Cherie Murchison <cmurchison@wallingfordct.gov>

I am not quite sure what you are seeking. It appears that the ZBA has approved a variance but that P&Z is tasked with approving the site plan. Kevin is warning the applicant to do no work until the plan is approved.

Given the number of spaces it appears that this is not an adminstrative approval matter but a normal application that should be heard by P&Z. I would place it on the agenda.

David Parent
Commissioner P&Z

Virus-free.www.avast.com

On Thu, Apr 3, 2025 at 11:57 AM Cherie Murchison <cmurchison@wallingfordct.gov> wrote:

Good morning- Please see attached Change of Use/Site Plan application. The applicant was approved for the variance and also needed to submit a site plan.

Please respond with any comments by 04/17/2025.

Thank you,
Cherie Murchison
Planning and Zoning

301-25-04

Outlook

Re: #301-25- 44 S. Turnpike Rd.

From Peter Hornak <peter.hornak@wallingfordct.gov>
Date Thu 4/3/2025 3:53 PM
To Cherie Murchison <cmurchison@wallingfordct.gov>; bhr6@cornell.edu <bhr6@cornell.edu>; townca2005@gmail.com <townca2005@gmail.com>; jeffrey.kohan@snet.net <jeffrey.kohan@snet.net>; jfitzsimmons@chubb.com <jfitzsimmons@chubb.com>; vjseichter@sbcglobal.net <vjseichter@sbcglobal.net>; 37jsanders@outlook.com <37jsanders@outlook.com>; jvenoit@masonicare.org <jvenoit@masonicare.org>; sallinson@gmx.com <sallinson@gmx.com>; Alison Kapushinski <a.kapushinski@wallingfordct.gov>; bschock@wallingfordfd.com <bschock@wallingfordfd.com>; Vanessa Bautista <vbautista@wallingfordct.gov>; Michael Hughes <mhughes@wallingfordct.gov>
Cc Kevin Pagini <kevin.pagini@wallingfordct.gov>

Cherie,

We will need a higher resolution scan of the drawings for our review to look at water usage and the need for backflow device(s).

Regards,

Peter Hornak
Engineer/Planner
Town of Wallingford
Water & Sewer Divisions
377 South Cherry St
Wallingford CT 06492
203-949-2672
Fax-203-949-2678

From: Cherie Murchison <cmurchison@wallingfordct.gov>
Sent: Thursday, April 3, 2025 11:57 AM
To: bhr6@cornell.edu <bhr6@cornell.edu>; townca2005@gmail.com <townca2005@gmail.com>; jeffrey.kohan@snet.net <jeffrey.kohan@snet.net>; jfitzsimmons@chubb.com <jfitzsimmons@chubb.com>; vjseichter@sbcglobal.net <vjseichter@sbcglobal.net>; 37jsanders@outlook.com <37jsanders@outlook.com>; jvenoit@masonicare.org <jvenoit@masonicare.org>; sallinson@gmx.com <sallinson@gmx.com>; Peter Hornak <peter.hornak@wallingfordct.gov>; Alison Kapushinski <a.kapushinski@wallingfordct.gov>; bschock@wallingfordfd.com <bschock@wallingfordfd.com>; Vanessa Bautista <vbautista@wallingfordct.gov>; Michael Hughes <mhughes@wallingfordct.gov>
Cc: Kevin Pagini <kevin.pagini@wallingfordct.gov>
Subject: #301-25- 44 S. Turnpike Rd.

Good morning- Please see attached Change of Use/Site Plan application. The applicant was approved for the variance and also needed to submit a site plan.

Please respond with any comments by 04/17/2025.

Thank you,
Cherie Murchison
Planning and Zoning

Surveyor:

1A. This survey has been prepared in accordance with sections 20-300c-1 through 20-300b-20 of the Regulations of Connecticut State Agencies "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.

B. This is an Improvement Location Survey, intended to depict the location of an existing commercial building, existing parking lot, and proposed revisions to parking lot, in order to submit to the Town Planning Office for review.

C. Boundary Determination Category: Dependent Resurvey

D. Horizontal Accuracy Class: A-2

2. Map References:

A. "Property/Boundary Survey, Land n/f New Beginnings Realty, LLC, #34 South Turnpike Road and Land n/f Joseph DiNatale, #44 South Turnpike Road, Wallingford, Connecticut, 1"=20', Feb. 26, 2004, Rev. to 7-22-04." Prepared by Rosalind C. Page LS, Winterbourne Land Services.

3. Parcel is subject to the following easements of record:

A. Easement in favor of #34 South Turnpike Road for storm drainage utilities.

4. Parcel is together with variances for front yard and rear yard setbacks as recorded in Vol.1120 Page 797.

5. Building survey located 10-04-04.
Parking lot survey located 1-11-04.

6. Parcel Zoned CB-40.

General Notes:

1. Parking Requirements:

9,750 S.F. Retail: 1 space/250 S.F. of GFA requires 39 spaces. (37 @ 9'x18' + 2 HC @ 15'x18') + one truck loading space.

Parking Provided:

37 @ 9'x18'
2 @ 15'x18'
Total 39 spaces + one truck loading space + 11 SPACES
REVISED TO 50 SPACES (SEE PLAN REVISIONS)

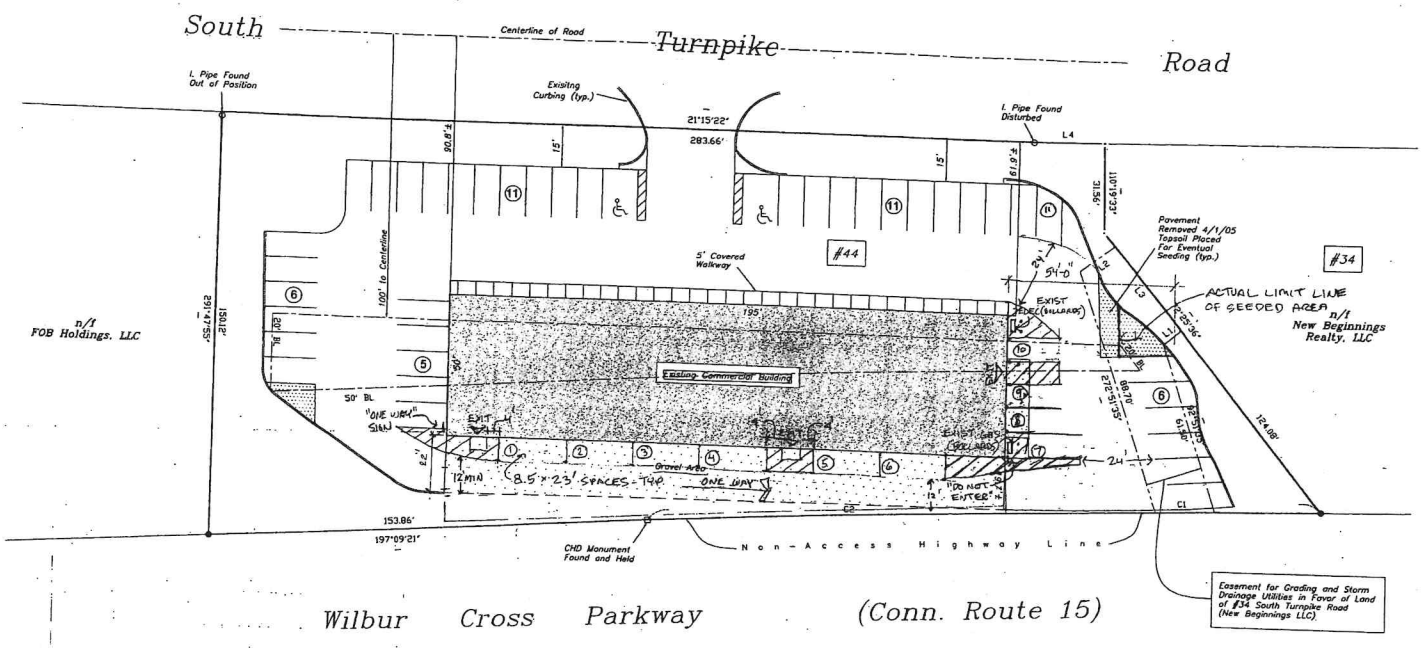
2. Landscaping Requirements:

1. Front Landscaped Area: 50% of front yard setback (Variance approved Sept. 2003 to allow 15 ft.) One tree every 50 feet/fraction thereof, min. caliper 2".

2. Landscaped area 5 feet wide in front of building. (Variance approved Sept. 2003 to allow no landscaping along front of building).

3. Five foot strip around perimeter of parking lot planted with one tree every 30 feet, min. caliper 2".

4. In parking lot for 30 cars or more, 10 sq. ft. of interior landscaping per space, and one tree per 10 spaces or fraction thereof.



LEGEND

Proposed Monument	■
Proposed I.Pipe\I.Pin	●
Monument Found	□
I.Pipe\I.Pin Found	○
Bituminous Concrete Lip Curb	———
Edge of Pavement or Driveway	———
Easement Line	———
Property Line	———
Building Line	———

No.	Delta	Radius	Arc Length
C1	00°14'19"	5007.66'	20.85
C2	02°41'11"	5007.66'	234.79'

No.	Azimuth	Distance
L1	162°25'36"	8.00'
L2	342°25'36"	15.19'
L3	72°25'36"	38.00'
L4	20°19'33"	24.57'

Area:
46,981±Sq. Ft.
1.078±Acres

Winterbourne Land Services

Rosalind C. Page
Professional Land Surveyor
350 Center Street
Wallingford, CT 06492
203-284-0392
FAX 203-284-9938

Embossed Seal

To my Knowledge and Belief this map is substantially correct as noted hereon.

Rosalind C. Page, LLS No. 17947 Date

Map not valid without a live signature and embossed seal.

APPROVED BY THE WALLINGFORD PLANNING & ZONING COMMISSION

CHAIRMAN
APPROVAL DATE 4-11-05
EXP. DATE 4-11-10

Improvement Location Survey
#44 South Turnpike Road
Wallingford, Connecticut

0 20 40 60
1 Inch = 20 Feet

Date: February 1, 2005

Revisions:

4-19-2005 P & Z Approval
4-4-2005 As-built revisions to pavement area.

03-147 ILS #44

MA-19A

Town of Wallingford, Connecticut

TOWN ATTORNEY
GERALD E. FARRELL, SR.

ASSISTANT TOWN ATTORNEY
GEOFFREY T. EINHORN

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DEPARTMENT OF LAW
WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492

TELEPHONE (203) 294-2140
FAX (203) 294-2112
lawdept@wallingfordct.gov

MEMORANDUM

TO: James Seichter, Chairman, Planning and Zoning Commission
Kevin J. Pagini, Town Planner

FROM: Janis M. Small, Corporation Counsel

RE: Hidden Brook Subdivision

DATE: March 10, 2025

RECEIVED
MAR 11 2025
WALLINGFORD

Please place the following on the Commission's Agenda for its meeting on April 14, 2025:

1. Executive Session pursuant to General Statutes § 1-200(6)(B) and (9)(C), discussion of Hidden Brook Subdivision compliance issues.

2. Possible action on the Hidden Brook Subdivision compliance issues as discussed in Executive Session.

Janis M. Small
Corporation Counsel

JMS/bjc

Town of Wallingford, Connecticut

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RECEIVED
APR 02 2025
WALLINGFORD
PLANNING & ZONING

MEMORANDUM

TO: James Seichter, Chairman, Planning and Zoning Commission
Kevin J. Pagini, Town Planner

FROM: Janis M. Small, Corporation Counsel

RE: *Lost & Found Ventures, LLC v. Planning and Zoning Commission*

DATE: April 2, 2025

Please place the following on the Commission's Agenda for its meeting on April 14, 2025:

1. Executive Session pursuant to General Statutes § 1-200(6)(B) and (9)(C), for discussion of *Lost & Found Ventures, LLC v. Planning and Zoning Commission*;

2. Possible action on *Lost & Found Ventures, LLC v. Planning and Zoning Commission* as discussed in Executive Session.

Janis M. Small
Corporation Counsel

JMS/bjc

SINCLAIR RISK
& FINANCIAL MANAGEMENT
An IMA Company

RECEIVED
MAR 18 2025
WALLINGFORD
PLANNING & ZONING

February 24, 2025

March 11, 2025 SECOND Request

Town of Wallingford
45 S Main Street
Wallingford, CT 06492

Subject: North Colony Development Group LLC
Site Improvement Bond BME1070212
#859 North Colony Rd, Wallingford

To Whom It May Conern:

North Colony Development Group LLC advised our office that this bond is no longer needed. We been trying to obtain a release from them in order to cancel the bond.

Please forward a certificate of surety RELEASING the captioned bond to our office.

If there are any questions, please do not hesitate contact our office.

Thank you in advance for your prompt attention in this matter.

Sincerely,

Mary Slater
/ms

35 Thorpe Avenue, Suite 200 | Wallingford, CT 06492
(203) 265-0996 | www.srfm.com

Outlook

Re: #205-25- 237 Hall Ave.

From RL Rogers <rustyrog101@gmail.com>
Date Mon 3/31/2025 2:29 PM
To Cherie Murchison <cmurchison@wallingfordct.gov>

Thank you Cherie. Is this email the appropriate method to now request the release of the $2000.00 bond held by P/Z for this modification that is no longer required or should I submit a paper request?
Thank you,
Rusty rogers

On Mon, Mar 31, 2025 at 11:02 AM Cherie Murchison <cmurchison@wallingfordct.gov> wrote:

> Good morning- Please see attached approval letter and permit for 237 Hall Ave.
>
> Thank you,
> Cherie Murchison
> Planning and Zoning

RECEIVED
APR 01 2025
WALLINGFORD
PLANNING & ZONING

Outlook

Parking Regulation Changes

From Alison Kapushinski <a.kapushinski@wallingfordct.gov>
Date Wed 4/2/2025 9:37 AM
To Kevin Pagini <kevin.pagini@wallingfordct.gov>

2 attachments (8 MB)
2025-04-02 Eng Recs.xlsx; 2025-04-02_Zoning Regulations_AMK.docx;

Kevin,

Please see attached:

- Excel Workbook of data collected from ITE Trip Generation 5th Edition for your use/consideration.
- Word Doc with Track Changes of recommended amendments. The changes are more text-based and does not include modifications to the # of parking spaces required by use.

Additionally, I've added redrafting all the figures to Dave's list when he returns. I'll have him draft as-is, then we can review and make any changes before submitting to the Commission.

As a reminder, this is not a pressing item for me. I wanted you to have the information if/when you/the Commission is looking to revamp the parking regs. I fully expect your opinion/planning experience to outweigh the ITE guidelines.

Thanks!

Alison Kapushinski, P.E.
Town Engineer
Town of Wallingford
(203)294-2035

Town of Wallingford, Connecticut

LEGAL NOTICE

The Wallingford Zoning Board of Appeals, at their Meeting of Monday, March 17, 2025, voted to take the following actions:

They voted to approve:

1. #25-005 – Variance requests/Molinari/Front yard of 36.2 ft. (40 ft. required) and side yard 5.5 ft. (20 ft. required) to construct attached garage and covered front landing at 18 David Drive in an R-18 District.

2. #25-007 – Variance Request/Boffi/46 parking spaces (58 required) to change use from Retail to Medical Office at 44 South Turnpike Road in a CB-40 District.

3. #25-008 – Special Exception Request/New Life Church (Carver Preschool)/to allow a daycare facility at 866 North Main Street Extension in an IX District.

WALLINGFORD ZONING BOARD OF APPEALS

KAREN RADDATZ, SECRETARY

DATED AT WALLINGFORD
March 19, 2025

PUBLICATION DATE
March 21, 2025

Town of Wallingford, Connecticut

LEGAL NOTICE

The Wallingford Zoning Board of Appeals will hold the following public hearings at their Meeting of Monday April 21, 2025, 7:00 p.m., in the Robert F. Parisi Council Chambers, Town Hall, 45 South Main Street.

1. #25-009 – Special Exception Request/Ruggiero/Garage area of 989 sq. ft. (max 936 sq. ft. permitted) to construct a 625 sq. ft. detached garage at 55 Hill Avenue in an R-18 district.

2. #25-010 – Variance Requests/Ruggiero/Side yard of 10.4 ft. (20 ft. required) and Front yard of 15 ft. (40 ft. required) to locate a 625 sq. ft. detached garage at 55 Hill Avenue in an R-18 district.

3. #25-011 – Variance Requests/Wooding/Side yard of 5 ft. (20 ft. required), Rear yard of 5 ft. (30 ft. required) and Building Coverage of 28% (max 15% permitted) to construct a detached garage at 10 Colonial lane in an R-18 district.

4. #25-006 – Variance Requests/Tello/accessory structure of 400 sq. ft. (300 sq. ft. max permitted) and accessory structure height of 12.3 ft. (10 ft. height max permitted) to construct/allow a pool house at 360 Woodhouse Road in an RU-80 District.

5. #25-012 – Variance Request/MDT Realty, Lucibello/Rear yard of 35.5 ft. (50 ft. required) to construct a detached garage at 31 North Plains Highway in an I-40 District.

6. #25-004 – Variance Request/Pietrunti/Front yard of 31.7 ft. (40 ft. required) to allow detached garage at 4 Field Drive in an R-18 District.

Should you wish to review the above-listed application(s), or have any questions regarding these matters, please contact the Wallingford Planning Office at 203-294-2090.

WALLINGFORD ZONING BOARD OF APPEALS

Karen Raddatz

KAREN RADDATZ, SECRETARY

DATED AT WALLINGFORD
April 1, 2025

POSTING DATES
April 8, 2025
April 15, 2025

"Individuals in need of auxiliary aids for effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five (5) days prior to meeting date."