

Agenda  
Wallingford Planning and Zoning Commission  
Monday March 10, 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- February 10, 2025**

**PUBLIC HEARINGS**

1. Text Amendment-Section 6.38- Middle Housing #901-25  
**(NO ACTION: Continued to 04/14/2025)**
2. Text Amendment- Sign Regulations #902-25  
**(NO ACTION: Continued to 04/14/2025)**
3. Text Amendment/Paradise Hills Vineyard-Section 2.2-Farm Winery #501-25

**SITE PLANS**

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

**CGS 8-24**

5. Town Purchase of 352 Main St, Yalesville

**BOND RELEASE**

6. Galarraga – 110 North Plains Industrial Road

**REPORTS OF OFFICERS AND STAFF**

7. Administrative Approvals #202-25  
219 & 227 Church Street/38 Ware House Point Rd, LLC
8. ZBA February Decisions
9. ZBA Notice of March 17, 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.**



**Staff Notes**  
**Wallingford Planning & Zoning Commission Meeting**  
**Monday, March 10, 2025**

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

- 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 (These requirements can be discussed at a later meeting).

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.

**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. Text Amendment/Paradise Hills Vineyard**

- Text amendment to the definition of farm winery to allow for a craft café and manufacturing permit as the winery has expressed that they are no longer able to follow the 25% minimum requirement for grapes grown on site. They would also like to expand into selling beer with a craft café license.
- The applicant will be in attendance to explain these changes more in depth to the Commission

**4. Site Plan/ Choate Rosemary Hall Pedestrian Bridge #201-25**

- Site plan approval to build a pedestrian bridge over Christian St. and pervious roadway for access to the bridge ramp
- The bridge abutments will be on private property as well as the ramp and accessible sidewalks to the bridge, the text amendment was granted to allow for the bridge abutments to be located within the setback.
- There will also be grading along the roadway to place landscaped berms. These berms would deter students from using the current street crossing and direct them towards the bridge instead.
- The applicant submitted revised site plans to address the comments from the Water and Sewer Division



**RECOMMENDED MOTIONS**  
**Wallingford Planning & Zoning Commission Meeting**  
**Monday, March 10, 2025**

**1. Zoning Text Amendment/Paradise Hills Vineyard- #501-25**

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:

**2. Choate Rosemary Hall Pedestrian Bridge #201-25**

Site plan approval request for Choate Rosemary Hall to construct a pedestrian bridge over Christian St. on plans entitled "Site Plan Layout and Landscaping" dated February 7, 2025 and revised to March 5, 2025 subject to:

1. Comments from the Water and 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. 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 and Zoning office



*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

### Pre-Legal Notice

The following Public Hearings will be heard at the Wallingford Planning and Zoning Commission's meeting of **Monday, March 10, 2025** at 7:00 p.m. in the Robert F. Parisi Council Chambers of Town Hall located at 45 South Main Street.

1. **#901-25** – Text Amendment to add new Section 6.38 and amend Sections 4.1, 4.5, 4.6, 4.8, 4.16 and 4.26 to allow multi-family dwelling units and changes to residential parking requirements in Section 6.11. Changes will affect the R-6, R-11, R-15, RF-40, CA, CB, I-20, I-40 and TC zones. (Full text available in Planning and Zoning office)
2. **#501-25** - Text Amendment request from Paradise Hills Vineyard to amend the definition of "farm winery" in Section 2.2
3. **#902-25** - Text Amendment to Section 6.9 to replace current text and fully update the Town's sign regulations. (Full text available in Planning and Zoning office)

WALLINGFORD PLANNING AND ZONING COMMISSION

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STEVEN ALLINSON, SECRETARY

DATED AT WALLINGFORD  
02/19/2025

PUBLICATION DATES  
**02/25/2025**  
**03/04/2025**

**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.**



**Wallingford Planning & Zoning Commission**  
**Regular Meeting**  
**Monday, February 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 7:05 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, Alternate; Bryan Rivard, Alternate; David Parent, Alternate; and Kevin Pagini, Town Planner.

Consideration of Minutes – January 13, 2025, Regular Meeting

**Commissioner Venoit: Motion to approve the Minutes of Monday, January 13, 2025, Meeting of the Wallingford Planning and Zoning Commission as submitted.**

**Commissioner Fitzsimmons: Second**

**Vote: Unanimous to approve with Commissioner Kohan abstaining.**

**PUBLIC HEARINGS**

**1. Text Amendment – Section 4.7 – Downtown Apartment (DA) District Continued - #904-24**

Mr. Pagini explained that the purpose of this amendment is to expand housing. He explained that the second amendment would negate the first amendment if it's approved. This one could be withdrawn. The second allows more and essentially gets rid of the Downtown Apartment District and allows it in all the areas included in the amendment.

Chairman Seichter clarified that the second amendment is broader and does more to encourage housing. His opinion is that it is more productive to focus on the second amendment for a Middle Housing District. There was consensus to proceed with the second amendment.

Mr. Pagini noted that the first amendment can be withdrawn and brought back if the Commission wants.

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

**Commissioner Venoit: Motion to withdraw application #904-24, Text Amendment to Section 4.7 – Downtown Apartment (DA) District.**

**Commissioner Fitzsimmons: second**



**Vote: Unanimous**

**2. Text Amendment – Section 6.38 – Middle Housing #901-25**

Commissioner Venoit read the legal notice and noted the correspondence. #901-25 – Text Amendment to add new Section 6.38 and amend Section 4.1, 4.5, 4.6, 4.8 and 4.16 to allow Multi-family dwelling units. Changes will affect the R-6, R-11, R-15, RF-40, CA, CB, I-20 and I-40 zones. (Full text available in the Planning and Zoning Office.) Correspondence included a memo from Kevin Pagini, Town Planner to Town Clerk, Town of Durham; Town Clerk, Town of Hamden; City Clerk, City of Meriden; and Town Clerk, Town of North Haven dated January 16, 2025; memo from Kevin Pagini, Town Planner, to Stephanie Camp, South Central Regional Council of Governments and J.H. Torrance Downes, Lower Connecticut River Valley Council of Governments; draft regulation amendment for Section 6.38, Multi-family Housing, section 4.1 Residence Districts (R-18, R-15, R-11, R-6), Section 4.5 Commercial (CA) Districts, Section 4.6 Commercial (CB) Districts, and Section 4.16 Route 5 District (RF-40); overlay map; PowerPoint Presentation on Middle Housing dated February 5, 2025; and a memo from J.H. Torrance Downes, Lower Connecticut River Valley Council of Governments, to James Seichter, Chairman, Wallingford Planning & Zoning, dated February 10, 2025.

Mr. Pagini presented the PowerPoint on Middle Housing. He explained that Middle Housing is used by the State of Connecticut in place of multi-family housing. He showed examples and explained the differences between Cottage Housing, Duplexes, Triplexes, and Townhouses. Middle Housing is anything between single family and mid-rise. He explained the current lot sizes and the percentage of current multi-family housing for the affected districts. He noted that any CB use is already allowed in the I-40 so the I-40 doesn't need to change. Many of these districts are near transportation corridors. He proposed allowing expanding existing residential properties.

Mr. Pagini reviewed the changes to the text in the amendments. New section 6.38 states that the purpose is to permit and encourage multi-family dwelling units, middle housing, cottage style housing and unique 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. He explained which districts would need Site Plan Approval versus a Special Permit and reviewed the minimum lot sizes. He noted that Sections B, C and D are for market rate housing. Section E covers Affordable Housing in all of the districts and eliminates the minimum lot size. He included a tiered structure for bonuses for affordable developments and the Commission may approve further bulk standard reductions to give developers more incentive.

Commissioner Fitzsimmons asked about the term Middle Housing. Mr. Pagini replied that it is used by the State since multi-family has bad connotations. Commissioner Fitzsimmons stated that he likes Middle Housing and Non-market Rate versus Affordable, for the same reason. He asked if the intent is that these would still be rental properties instead of single ownership. Mr. Pagini replied that they could be condo like ownership. Commissioner Fitzsimmons noted that single family detached condos are not lots due to the common ownership of the land, so we need to make sure appropriate wording is used.

He commented on the possibility of residential development on Route 5. He pointed out the residential developments on Route 5 in North Haven and suggested discussing residential development there.

Commissioner Rivard asked how significant a change will this be? Will it encourage non-market rate development? Mr. Pagini replied that he believes it will. He added that there will be some State money available, so we need to allow it in the districts to be eligible. Commissioner Rivard clarified that this would put our zoning consistent with being able to take advantage of those opportunities.

Commissioner Sanders referred to the Route 5 zone and asked if there is a limitation on height. Mr. Pagini replied that they are just as in the bulk standards, 40 ft with the ability to go up with the set back. He does not recommend changing that at this time. We can offer further height if the developer does affordable.

Chairman Seichter noted that the R-16, R-11 and R-15 complying with bulk standards in 5.1.B. That doesn't include R-16, R-11 & R-15. Those are in 5.1.A. Mr. Pagini agreed to take a look at that. Commissioner Seichter asked about complying with the landscaping buffer regulations in 6.14.D.4. He believes it is too aggressive here. Regarding the affordability section and bonuses, he suggested adding language extending the affordability period beyond the traditional 40 years. Mr. Pagini noted that he will also be adding language on senior housing. Chairman Seichter noted that the parking regulations are inconsistent. Mr. Pagini suggested looking at the parking regulations separately. Commissioner Seichter stated that parking can affect how a developer looks at a project and what they might be able to do. Regarding residential development on Route 5, he noted that our Route 5 is different than the Route 5 in North Haven. There are areas that might work. He noted that it all comes back to the challenge of acquiring property. Many properties are too small and would need to be combined.

#### **PUBLIC COMMENT**

Bob Wiedenmann, 1443 Durham Road, thanked the Commission for taking on this task. This could be one of the best regulation changes in the last 10 -20 years. We want to make sure developers will prefer to use it. Don't make it more difficult to use than 8-30g. He suggested limiting Special Permit to certain size project or certain zones. The proposed minimum lot sizes vary by zone. It may be appropriate to tie the minimum size of the lot to size of the existing lot. Then every lot is a conforming lot in that zone. Like the incentives for affordable housing. He suggested being cautious about going beyond 30% as developers will go with 8-30g. Maybe 80% units for a longer time of affordability might be more attractive.

Chairman Seichter stated that there would be no action tonight but he hopes to keep the momentum up. He encouraged Mr. Wiedenmann to meet with the Town Planner to find ways to encourage development. The Commission needs to understand the impediments for developers and still meet the concerns of the public.





Mr. Wiedenmann commented on ownership. The OSPRD regulation requires an association to manage the overall property including common areas. He discouraged focusing on ownership but on how the property will be managed.

Steve Knight, 289 Ivy Street, stated that he is a member of the Wallingford Works for Housing group. He is delighted to hear the discussion on finding more attainable housing. He noted a State Bill was introduced to perhaps take away some of the local control for Planning & Zoning. He hopes that the Commission will continue to change the regulations to encourage developers.

Mr. Pagini stated that he likes the suggestion on lot sizes. This makes sense in the R-6, R-11 and R-15. So maybe there can be a lower lot size for developments in some districts. He added that he included the Special Permit for the RF-40 because residential may not be appropriate in all areas. He suggested discussing the parking regulations at the next meeting. He added that he is open to ideas for bonuses.

Commissioner Parent stated that it is hard to understand this stuff. If we can stay with it long enough we will get it to a point where we are confident. We are serious about this and are on the right track. He appreciated the feedback from the public.

Chairman Seichter stated that he is not looking to revise all of the town parking requirements. He wants to focus specifically for this regulation. Does this mean Section 6.11 needs adjustments? We need to be conscious of providing enough as there is not always public parking nearby. He'd like to give more thought to bonuses for affordable housing. He would like to discuss development on Route 5 more. Mr. Pagini proposed capping the number of units in a district. He noted that some redevelopment on Route 5 could actually reduce traffic.

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

**Commissioner Venoit: Motion to continue the public hearing for application #901-25 Text Amendment – Section 6.38 – Middle Housing**

**Commissioner Fitzsimmons: second  
Vote: Unanimous**

### **BOND RELEASES**

#### **3. Sunwood Development Corp. – 862 North Farms Road/Erosion and Sediment Bond**

Mr. Pagini reported that this can be released.

**Commissioner Venoit: Motion to release the Erosion and Sediment bond for Sunwood Development Corp. at 862 North Farms Road as recommended by the Town Planner.**

**Commissioner Fitzsimmons: second  
Vote: Unanimous**



**4. Galarraga – 110 North Plains Industrial Road**

Mr. Pagini reported that this is not ready to be released.

**REPORTS OF OFFICERS AND STAFF**

**5. Annual Report**

Commissioner Kohan noted that the second paragraph needs to be cleaned up.

**6. ZBA January Decisions – no meeting**

**7. ZBA Notice of February 18, 2025 – no comment**

**8. Zoning Enforcement Report – no comment**

Mr. Pagini reminded Commission members of upcoming training opportunities.

**ADJOURNMENT**

**Commissioner Venoit: Motion to Adjourn the Wallingford Planning and Zoning Commission for Monday, February 10, 2025, at 8:15 pm.**

**Commissioner Fitzsimmons: Second**

**Vote: Unanimous**

Respectfully submitted,  
Cheryl-Ann Tubby  
Recording Secretary

**TEXT AMENDMENT**

**FARM WINERY**

**#501-25**



Town of Wallingford, Connecticut

RECEIVED

FEB 10 2025

WALLINGFORD PLANNING & ZONING

APPLICATION NO.: 501-25

FEE: \$550.00

APPLICATION FOR ZONING REGULATION CHANGE

NAME OF APPLICANT: Paradise Hills Vineyard DATE: Feb 4, 2025

MAILING ADDRESS: c/o Attorney Jerry Farrell, Jr. PHONE: 203 774 5002
35 South Main St. Wallingford, CT.

E-MAIL ADDRESS: jerry ectliquorlaw.com

Section to be removed: -

Proposed new section: 2.2 (revisions to wording of "farm winery" definition)

(Attach additional sheet if necessary)

[Signature]
Applicant's Signature

Paradise Hills Vineyard
Company Name (If applicable)

For Official Use Only:

Date Application Submitted:

Filing Fee Paid:



Town of Wallingford, Connecticut

JAMES SEICHTER
KEVIN J. PAGINI

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2080
FAX (203) 294-2095

To all applicants:

- Once an application is submitted, this Department sends all comments from Town Staff to the e-mail and street address listed on the application. Please list the primary contact where Staff comments will be sent for immediate review below:

Name Jerry Farrell, Jr.
E-mail & Phone # jerry.e.ctliguorlaw.com
203 774 5002
Street Address 35 South Main St
Wallingford, CT 06492

- If it is determined, at any time, that the application is incomplete or there are major errors, staff will cease review of the plans until it is corrected. Review of incomplete or incorrect plans is a waste of Town resources and it will not be tolerated. The Commission will be advised that review has been delayed due to incomplete/incorrect plans.
If a response to comment letter to any Town Staff comments is deemed unsatisfactory by the reviewing department, then the department may schedule an in-person meeting to resolve all issues prior to any further responses from Town Staff. This will reduce the confusion of multiple back and forth correspondences and result in the faster resolution of outstanding issues.
As the applicant, you are responsible for all notification requirements as outlined in the Town of Wallingford Zoning Regulations.
Failure to resolve all issues by the Wednesday prior to the scheduled meeting, will result in the application not being on the next agenda. In the event the application must be on the agenda due to time limits, staff will report the deficiencies with the application. Staff is under no obligation to resolve outstanding issues after the Wednesday before the meeting.

Signing of this form verifies that I have read these guidelines and I hereby certify compliance with these requirements.

Applicant's Printed Name and Signature

Gerald E Farrell, Jr.

Date: 2/10/25





# Law Office of Jerry Farrell, Jr., LLC

35 South Main Street, Wallingford, CT 06492  
Telephone Number (203) 774-5002

Attorney Jerry Farrell, Jr.  
[jerry@ctliquorlaw.com](mailto:jerry@ctliquorlaw.com)

January 31, 2025

Mr. James Seichter  
Chairman  
Wallingford Planning and Zoning Commission  
45 South Main Street  
Wallingford, CT 06492

RECEIVED

FEB 10 2025

WALLINGFORD  
PLANNING & ZONING

Dear Chairman Seichter and Commission Members:

This office represents Paradise Hill farm winery located in East Wallingford. As you know, East Wallingford is still home to several farms, continuing a tradition of 355 years of agriculture in town. Farming is not easy in New England and recent changes in historic weather patterns have made it even more difficult for farmers to survive. We all witnessed the damage caused to farms in East Wallingford and Northford in August 2024 when golf ball-sized hail heavily damaged grapes at both of Wallingford's farm wineries. Both farm wineries bring many people to Wallingford, to enjoy viewing the wine-making process, taking in the bucolic East Wallingford scenery, and patronizing not only the farm wineries but other businesses in town. However, it is becoming increasingly clear that, if Wallingford wants its farm wineries to survive, some changes are needed. We are therefore submitting the attached proposed text amendment to the definition of "farm winery" under Wallingford's zoning code.

First of all, we seek to amend the definition of farm winery to mandate that such a business must have a farm winery liquor license from the State of Connecticut, but may, if it so desires, ALSO concurrently have a cider\wine\mead liquor license ("LMW") from the State of Connecticut. This would enable our farm wineries to continue growing grapes in Wallingford, but also buy additional grapes from elsewhere. As evidenced by the significant loss of grapes during August 2024, the farm wineries need to sometimes bring in more grapes than they have. Presently,



almost all farm wineries in Connecticut blend their own on-site grapes, with juice purchased elsewhere. Because of the nuance of state liquor law, for a farm winery to expand doing this, they need to also hold the LMW license. As far as Paradise Hill is concerned, allowing it to have the additional LMW license would not result in any changes in their process, footprint, or methods, other than – to supplement their own grapes – they would receive a larger shipment of grape juice, typically arriving by Fedex delivery.

Second of all, we seek to amend the definition of farm winery to give the farm wineries the option of also holding a craft café liquor license (“LCR”) from the State of Connecticut. Presently, under a farm winery liquor license, the farm winery can serve and sell its own wine products. The craft café liquor license was created several years ago to give farm wineries the ability to serve additional CONNECTICUT MADE products – wine, spirits, and beer. So, in addition to serving Paradise Hill wine, once a craft café liquor license has been sought, Paradise would also be able to sell spirits and beer that are Connecticut made. Note that they would ONLY be able to sell Connecticut made products. The legislature created the craft café license specifically to allow tourist-related businesses, like farm wineries, to promote Connecticut products.

Our farm wineries are a Wallingford treasure, enjoyed by residents and visitors alike. The changes we propose are in line with changes that have already been made by the state legislature. We look forward to working with the Planning and Zoning Commission to enact these changes and insure the long term economic viability of these local institutions.

Sincerely,

A handwritten signature in blue ink that reads "Jerry Farrell, Jr." The signature is written in a cursive, flowing style.

Jerry Farrell, Jr.

Attachment

Page 15 (definitions):

Farm Winery: Any place or premises, located on a farm on which wine\wine products (limited to wine and brandies distilled from grape products and other fruit products, including grappa, eau-de-vie, flavored brandies, ciders, and hard cider) are manufactured or sold. Any such manufacture or sale shall be done only with proper licensing from the State of Connecticut. **A farm winery shall hold a farm winery liquor license from the State of Connecticut. A farm winery may also hold a cider\wine\mead manufacturing liquor license, and a craft café liquor license from the State of Connecticut.** The winery may or may not include a residential dwelling and shall have no less than five (5) acres under cultivation for the production of wine. By the eighth (8<sup>th</sup>) year after issuance of its **original** farm winery permit by the State of Connecticut, the farm winery shall grow on the premises of the farm winery an average crop of grapes equal to at least twenty-five percent (25%) of the grapes used in its manufacture of wine, **and thereafter attempt to grow the same.**

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LMW: state credential for cider\wine\mead manufacturing license.

LCR: state credential for craft café license.

**RECEIVED**  
**FEB 10 2025**  
**WALLINGFORD**  
**PLANNING & ZONING**

501-25-01

RECEIVED  
FEB 24 2025  
FEB 24 2025  
WALLINGFORD  
PLANNING & ZONING



**NAUGATUCK VALLEY  
COUNCIL of GOVERNMENTS**

49 Leavenworth Street, 3rd Floor, Waterbury, CT 06702 · 203-757-0535 · 203-735-8688 · nvcogct.gov

**NVCOG STAFF REFERRAL REPORT**

**TO:** Planning and Zoning Commission, Mayor of Wallingford, Town Planner  
**FROM:** Keith Rosenfeld, Senior Community Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)  
**DATE:** February 24, 2025  
**NVCOG FILE NO.:** WALL-45-021825-Z  
**MUNICIPALITY:** Town of Wallingford  
**DATE RECEIVED:** February 18, 2025  
**DATE OF PUBLIC HEARING:** March 10, 2025  
**TYPE OF REFERRAL:** Text Amendment  
**APPLICANT:** Paradise Hills Vineyard c/o Attorney Jerry Farrel, Jr.

**DESCRIPTION OF PROPOSAL:**

The Wallingford Planning and Zoning Commission has received a text amendment to Section 2.2 Definitions Farm Winery mandating the need to possess a Connecticut Farm Winery Liquor License, also allowing such facility to obtain either a Cider/Wine/Mead Manufacturing and/or Craft Cafe Liquor License. Please see attached Zoning Amendment Application.

**STAFF RECOMMENDATION:**

Staff finds the proposed text amendment not to be regionally significant and will not result in intermunicipal impacts.

\* \* \* \* \*

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

WALL-45-021825-Z

201-82-01

PLANNING & CONSTRUCTION  
WILLIAMS & SONNETT  
ARCHITECTS



501-25-02

Subject **RE: Paradise Hill's Vineyard Craft Cafe and Manufacturing License Application**  
From Dorcas Prior <dorcasprior@gmail.com>  
To <kevin.pagini@wallingfordct.gov>  
Date 2025-03-03 14:57



RECEIVED

MAR 03 2025

WALLINGFORD  
PLANNING & ZONING

March 3, 2025  
Wallingford Town Hall  
45 South Main Street  
Attention: Planning and Zoning Board  
Wallingford, CT 06492

Dear Kevin Pagini and Members of the Planning and Zoning Board,  
I hope this letter finds you well. I am writing to express my support for the application of Paradise Hills Vineyard and Winery in obtaining a Craft

Café and Manufacturing License. As a resident of Wallingford and having spent most of my career supporting local businesses I believe that granting this license would be a positive step forward for our community, fostering growth, sustainability, and local pride.

The establishment of a farm winery with a Craft Café and Manufacturing License will provide numerous benefits for our town, including:

1. Economic Development: A winery like Paradise Hills has and does create local jobs, both in the vineyard and in the winery. It will have the ability to offer locally crafted beverages, it attracts visitors, boosting tourism and encouraging spending at nearby businesses. This contributes to the overall economic health of our community and can help generate additional tax revenue.

2. Support for Agriculture: Wallingford has always been a town that prides itself on our exemplary support of our farming community with a great history. By granting these licenses, it shows that we continue to support our local agriculture and local craft products developed in our town in 2025. Paradise Hills Vineyard & Winery will be able to support and foster relationships with other Wallingford businesses, building a stronger connection between our community and the agriculture industry.

3. Cultural Enrichment: A Craft Café and Manufacturing License offer an opportunity for the community to gather, celebrate, and appreciate the arts of winemaking and craftsmanship. The educational and social value of having a local space that showcases our town's agricultural bounty cannot be overstated. It also aligns with the growing interest in agritourism, providing a venue for people to experience and support our local craft products.

4. Community Engagement: Granting these licenses would help Paradise Hills provide the community with a welcoming atmosphere and provide them with some of the services that the public views as reasonable and customary. One where people can connect with each other and engage in local gatherings. It strengthens the sense of community and provides a venue for all to enjoy and experience the charm of Wallingford.

I believe that the vision presented by Paradise Hills Vineyard and Winery aligns with the values of our community and will make a lasting, positive impact. I encourage the Planning and Zoning Board to approve this application for the Craft Café and Manufacturing License as it would provide significant benefits to our town.

Thank you for your time and consideration and I respectfully request that you vote in favor of the application presented to you from Paradise Hills.  
Sincerely,

Dorcas Prior-Nesti  
143 South Main St  
Wallingford, CT 06492

001-50-07

501-25-03

RECEIVED

MAR 03 2025

WALLINGFORD  
PLANNING & ZONING

Sean and Theresa Doherty  
2 Windswept Hill Road  
Wallingford, CT 06492

March 3, 2025

Wallingford Town Hall  
Planning and Zoning Department  
45 South Main Street  
Wallingford, CT 06492

**Subject: Letter in Support of Craft Café License and Manufacturing License for Paradise Hills Vineyard & Winery**

Dear Members of the Wallingford Planning and Zoning Department,

I am writing to express my enthusiastic support for the approval of the Craft Café License and Manufacturing License for Paradise Hills Vineyard & Winery. As a neighbor to the winery and a proud resident of Wallingford, I have had the privilege of witnessing firsthand the positive impact that Paradise Hills has had on our community.

Paradise Hills Vineyard & Winery is not just a local business; it is a landmark destination that showcases the very best of what Wallingford has to offer. The influx of visitors benefits local businesses, promotes tourism, and contributes to the overall economic growth of Wallingford. Additionally, the winery has played a significant role in increasing property values in our area. Its beautifully maintained landscape, commitment to sustainable farming, and dedication to quality winemaking make it a valuable asset to our town. Paradise Hills exemplifies the charm and character of Wallingford, and it is imperative that we continue to support its success.

As a neighbor, I have experienced nothing but professionalism, respect, and a strong sense of community from the owners and staff of Paradise Hills. My family has participated in their annual harvesting event where we helped pick grapes and learn the process of turning grapes into wine. Their dedication to their craft and their commitment to providing a welcoming atmosphere make them an ideal business to support.

Approving these licenses will not only allow Paradise Hills to continue thriving but will also reaffirm our town's commitment to fostering local businesses that enhance the quality of life for residents and visitors alike. I strongly urge the Planning and Zoning Department to approve their request, as it is in the best interest of our community's growth, reputation, and economic vitality.

Thank you for your time and consideration. I appreciate your efforts in making decisions that benefit Wallingford, and I sincerely hope to see continued support for this outstanding local establishment.

Sincerely,  
*Sean and Theresa Doherty*



80-28-108



501-25-04

**Fwd: Letter of Support for Paradise Hills' Craft Café and Manufacturing License Application**



**From** Kevin J. Pagni <kevin.pagni@wallingfordct.gov>  
**To** Sue Adams <zoning@wallingfordct.gov>  
**Date** 2025-03-04 12:50 PM

RECEIVED

MAR 04 2025

WALLINGFORD  
PLANNING & ZONING

----- Original Message -----

**Subject:** Letter of Support for Paradise Hills' Craft Café and Manufacturing License Application  
**Date:** 2025-03-04 11:02  
**From:** Kim Gregoire <[kim.gregoire@yahoo.com](mailto:kim.gregoire@yahoo.com)>  
**To:** [kevin.pagni@wallingfordct.gov](mailto:kevin.pagni@wallingfordct.gov)  
**Cc:** [Bfrwine@aol.com](mailto:Bfrwine@aol.com)

Kim Gregoire  
131 So. Main Street  
Wallingford, CT  
[Kim.gregoire@yahoo.com](mailto:Kim.gregoire@yahoo.com)  
203-314-4727  
March 4, 2025

Town of Wallingford  
Planning & Zoning Department  
45 South Main Street  
Wallingford, CT 06492

**Subject:** Letter of Support for Paradise Hills' Craft Café and Manufacturing License Application

Dear Kevin Pagni and Members of the Planning and Zoning Board,

I am writing to express my strong support for Paradise Hills Vineyard's application for a Craft Café License and Manufacturing License. This well-respected local business has been a cornerstone of our community, and these licenses will further enhance Wallingford's economy, benefit residents, and support the agricultural and business sectors.

Paradise Hills has already demonstrated a deep commitment to Wallingford through its dedication to sustainable farming, local partnerships, and community engagement. By granting these licenses, the Town will allow the vineyard to expand its offerings, attracting more visitors and fostering economic growth. This, in turn, will create additional jobs and generate increased revenue for local businesses.

For Wallingford residents, the approval of these licenses will provide an enhanced experience at Paradise Hills, offering a gathering place for community members to enjoy locally crafted products in a welcoming environment. Additionally, the vineyard's commitment to using locally sourced ingredients will support area farmers and reinforce the town's agricultural heritage.

Furthermore, approving these licenses aligns with the long-term vision of Wallingford as a thriving community. As consumer interest in agritourism and locally made products continues to grow, Paradise Hills is well-positioned to showcase Wallingford as a premier destination in Connecticut. This step will solidify the town's reputation as a supporter of small businesses, sustainable agriculture, and responsible economic development.

I encourage the Town of Wallingford to support this initiative and approve the necessary licenses for Paradise Hills Vineyard. Doing so will provide lasting benefits for our community, our local economy, and the future prosperity of our town.

Thank you for your time and consideration. Please feel free to contact me if you require any additional information.

Sincerely,  
Kim Gregoire

--  
Kevin J. Pagni  
Town Planner  
Town of Wallingford  
203-294-2090

43-88-102

501-25-05



**Quinnipiac  
Chamber of  
Commerce**

Premier Partner



Star Supporters



Testimony of Renee H Miller  
Executive Director, Quinnipiac Chamber of Commerce  
Submitted to the Town of Wallingford, Planning & Zoning Commission  
Tuesday, March 4, 2025

I am writing to express our support for Wallingford & Paradise Hills Vineyards & Winery Farm for obtaining a Café Craft License & Manufacturing License on behalf of the Quinnipiac Chamber of Commerce members, advocating for Wallingford businesses.

Representing the Quinnipiac Chamber of Commerce, I am writing to convey our complete endorsement of Paradise Hills Vineyard & Winery's request for a Craft Café License and a Manufacturing License. As a well-established and esteemed business in Wallingford, Paradise Hills has shown a strong dedication to our local economy, tourism, and community involvement. Approving these licenses will further amplify their contributions to the town and bring substantial advantages to our community. We believe that Paradise Hills Vineyards plans align with the character of the Town of Wallingford and will contribute to its long-term development and economic growth.

Paradise Hills Vineyard & Winery serves not only as a destination for locals and tourists but also as a crucial contributor to Wallingford's economic development. They are a destination as part of the CT Wine Trail. Expanding their operations with these licenses will increase revenue, create new employment opportunities, and draw more tourists to the area, all of which support local businesses and fortify the town's economic base. Additionally, their ongoing success bolsters Wallingford's reputation as a center for agritourism and high-quality local craftsmanship.

Beyond its economic influence, Paradise Hills has consistently backed community initiatives, organized events that unite people, and added to the overall cultural vibrancy of Wallingford. Allowing them to broaden their offerings will provide residents and visitors with an enhanced experience, further promoting Wallingford as a destination for outstanding food, wine, and hospitality.

We strongly urge the Planning and Zoning Department to approve these licenses, as doing so will align with the town's economic development objectives while preserving the charm and appeal that make Wallingford a wonderful place to live, work, and visit. Please feel free to contact us if you need further information or discussion regarding our support for this initiative. We look forward to collaborating with you on this and other important issues as we support business and Wallingford's economic growth.

Sincerely,

Renee H Miller  
Executive Director  
Quinnipiac Chamber of Commerce

00-00-100

501-25-06

TOWN OF WALLINGFORD  
DEPARTMENT OF PUBLIC UTILITIES  
WATER AND SEWER DIVISIONS

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

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MEMORANDUM

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TO: KEVIN PAGINI, WALLINGFORD TOWN PLANNER  
FROM: PETER HORNAK, ENGINEER/PLANNER, WATER & SEWER DIVISIONS *PHH*  
SUBJECT: ZONING TEXT AMENDMENT/PARADISE HILLS VINEYARD-SECTION 2.2-FARM WINERY/#501-25  
DATE: FEBRUARY 25, 2025  
CC: FILE

---

The staff of the Water and Sewer Divisions has reviewed the proposed text amendment to Section 2.2-Farm Winery and has no comments.

RECEIVED

MAR 04 2025

WALLINGFORD  
PLANNING & ZONING

001-00-00

REC'D

10/10



501-25-07

Subject **Farm Winery Question**  
From Torrance Downes <TDownes@rivercog.org>  
To kevin.pagini@wallingfordct.gov <kevin.pagini@wallingfordct.gov>  
Date 2025-03-04 16:33



Hey Kevin -

In looking over the proposed definition change, my impression is that the two new licenses that would be allowed would expand what can be done at a farm winery now. Is that the case? That said, all of the underlying regulations that would manage impacts to neighbors (including those across the municipal boundary) remain the same. Do you feel those impact-managing regulations are sufficient? And, I find the use of the word "attempt" interesting. Attempting to keep grape growth consistent so that 25% of the grapes used are sourced on-site. Do you have any concerns over the use of such a subjective term? It would seem that a percentage between, say, 20% and 25% would be good. Would there be concern if that percentage dropped significantly for some reason, either weather calamity or by some other factor? No guardrails, so to speak. Thoughts? As a note, I passed this one on to Janice Ehle-Meyer who staffs the RiverCOG Ag Council. They always have thoughts on regulations concerning farm wineries. Where they believe in regulations that aid keeping or making a farm winery financially viable, they will also express concern over the watering-down of farming operations. Not sure if the addition of the two licenses would do that in the minds of those members.

Back story here?

Thanks!

T

RECEIVED

MAR 05 2025

WALLINGFORD  
PLANNING & ZONING





501-25-08

Subject **Re: Farm Winery Question**  
From Jerry Farrell <jerry@ctliquorlaw.com>  
Kevin J. Pagini <kevin.pagini@wallingfordct.gov>  
Date 2025-03-05 14:00



Hi Kevin - I spoke with Torrance on the phone, and I think his letter to you is going to say something along the lines of "it doesn't affect their COG".

He seemed satisfied when I explained that our proposal would not affect what's being done at the farm wineries, other than allowing the farm wineries to utilize more outside grape juice (especially when a harvest gets largely destroyed), and serve additional Connecticut grown products for consumption.

I explained that I used the word "attempt" in regard to the percentage because, at the time I became Chairman of the Liquor Control Commission, I inherited an ongoing statewide investigation of farm wineries over the percentage issue. I had to shut that investigation down because I learned that it was impossible to investigate and police the percentage issue. So, understanding that background, I used the word "attempt", which I would say equates to "make best efforts".

Let me know if I can add more information.

---

From: Kevin J. Pagini <[kevin.pagini@wallingfordct.gov](mailto:kevin.pagini@wallingfordct.gov)>  
Sent: Wednesday, March 5, 2025 10:02 AM  
To: Jerry Farrell <[jerry@ctliquorlaw.com](mailto:jerry@ctliquorlaw.com)>  
Subject: Fwd: Farm Winery Question

Hi Jerry,

Please see below comments from Lower Connecticut River Valley Council of Governments. Any response would be appreciated.

Thank you,

Kevin

----- Original Message -----

Subject: Farm Winery Question  
Date: 2025-03-04 16:33  
From: Torrance Downes <[TDownes@rivercog.org](mailto:TDownes@rivercog.org)>  
To: "[kevin.pagini@wallingfordct.gov](mailto:kevin.pagini@wallingfordct.gov)" <[kevin.pagini@wallingfordct.gov](mailto:kevin.pagini@wallingfordct.gov)>

Hey Kevin -

In looking over the proposed definition change, my impression is that the two new licenses that would be allowed would expand what can be done at a farm winery now. Is that the case? That said, all of the underlying regulations that would manage impacts to neighbors (including those across the municipal boundary) remain the same. Do you feel those impact-managing regulations are sufficient? And, I find the use of the word "attempt" interesting. Attempting to keep grape growth consistent so that 25% of the grapes used are sourced on-site. Do you have any concerns over the use of such a subjective term? It would seem that a percentage between, say, 20% and 25% would be good. Would there be concern if that percentage dropped significantly for some reason, either weather calamity or by some other factor? No guardrails, so to speak. Thoughts? As a note, I passed this one on to Janice Ehle-Meyer who staffs the RiverCOG Ag Council. They always have thoughts on regulations concerning farm wineries. Where they believe in regulations that aid keeping or making a farm winery financially viable, they will also express concern over the watering-down of farming operations. Not sure if the addition of the two licenses would do that in the minds of those members.

ack story here?  
thanks!

RECEIVED

MAR 07 2025

WALLINGFORD  
PLANNING & ZONING

Kevin J. Pagini

20-28-100

Town Planner  
Town of Wallingford  
203-294-2090

501-25-09



# Lower Connecticut River Valley Council of Governments

145 Dennison Road Essex, CT 06426 | +1 860 581 8554 | [www.rivercog.org](http://www.rivercog.org)

## Regional Planning Committee

March 5, 2025

RECEIVED

MAR 07 2025

WALLINGFORD  
PLANNING & ZONING

Mr. Jim Seichter, Chairman  
Wallingford Planning and Zoning Commission  
45 South Main Street  
Wallingford, CT 06492

**SUBJECT: Farm Winery, Revision of Definition**  
**Petitioner: Paradise Hills Vineyard, Attorney Jerry Farrell**

Dear Mr. Seichter:

The Wallingford Planning and Zoning Commission has submitted a zoning regulation petition to the RiverCOG Regional Planning Committee for review for intermunicipal impacts pursuant to Section 8-3b of the Connecticut General Statutes. The petition proposes a change to the definition of "farm winery" to include two new licenses that can be acquired and utilized by such a farm winery and includes language regarding the percentage of grapes that must be grown on the farm where the winery exists. To fully understand the proposal and the reasons behind its submission, we had a conversation with Attorney Jerry Farrell, representative of Paradise Hills Winery regarding this facility as well as the state of Connecticut farm wineries in general. These comments are offered for the consideration of the P&Z at the public hearing scheduled to commence on Monday, March 10, 2025.

### Finding

Staff of the RiverCOG Regional Planning Committee finds that no substantial intermunicipal impacts to properties in the adjacent RiverCOG Towns of Middletown and Durham will result if the proposed regulations are adopted as submitted. Although these new, but related uses may occur at farm wineries in close proximity to the municipal border, the underlying regulations that manage aspects of such businesses that could detrimentally impact neighboring properties remain unchanged.

### Consistency with the RiverCOG Regional Plan of Conservation and Development

Although Wallingford is not within the boundaries of the RiverCOG region, the proposed regulations appear to promote ag-related farm wineries by expanding business opportunities that can take place at such facilities. This, as the Applicant states, would help make farm wineries more financially viable, a major goal and policy in the RiverCOG Regional Plan of Conservation and Development.

**RiverRPC**

Thank you for the opportunity to provide these comments with respect to the proposed farm winery definition change. If there are any questions, please don't hesitate to contact us at (860) 581-8554.

For the Committee,



J. H. Torrance Downes  
Deputy Director Emeritus

Copies via email to:

Ms. Robin Newton, Town Planner, Towns of Durham and Middlefield

501-25-10

**Fwd: Paradise Hills Vineyard Craft Cafe and Manufacturing License**



**From** Kevin J. Pagini <kevin.pagini@wallingfordct.gov>  
**To** Sue Adams <zoning@wallingfordct.gov>  
**Date** 2025-03-07 10:22 AM

----- Original Message -----

Subject: Paradise Hills Vineyard Craft Cafe and Manufacturing License  
Date: 2025-03-07 10:16  
From: ANDREA HARNEY <[andrea.harney@comcast.net](mailto:andrea.harney@comcast.net)>  
To: "[Kevin.pagini@wallingfordct.gov](mailto:Kevin.pagini@wallingfordct.gov)" <[Kevin.pagini@wallingfordct.gov](mailto:Kevin.pagini@wallingfordct.gov)>

Dear Kevin Pagini and Members of the Planning & Zoning Board,

This letter is written in support of Paradise Hills Vineyard's application for Craft Cafe and Manufacturing Licenses. By granting these licenses, the Town of Wallingford will benefit from increased tourism, boosting the local economy, and supporting local businesses.

Paradise Hills Vineyard should be allowed to expand their offerings to include locally crafted products to enhance the experience of their visitors and create new job opportunities. I encourage the Town of Wallingford to approve these licenses for the benefit and the future of the town and its residents. Thank you for your consideration.

Regards,

Andrea Harney

--  
Kevin J. Pagini  
Town Planner  
Town of Wallingford  
203-294-2090

RECEIVED

MAR 07 2025

WALLINGFORD  
PLANNING & ZONING

001-85-10

10/10/10

10/10/10

# **Site Plan Revision**

## **Pedestrian Bridge Choate Rosemary Hall**

**#201-25**







RECEIVED

TOWN OF WALLINGFORD APPLICATION FOR SITE PLAN APPROVAL

FEB 17 2005 Fee: \$250.00

WALLINGFORD PLANNING & ZONING

- Site Plan
- Site Plan Revision

APPLICATION NO.: 201-25

NAME OF APPLICANT: Choate Rosemary Hall DATE: 2/6/25  
(Please Print)

MAILING ADDRESS: 333 Christian St PHONE: (203) 697 2230  
Wallingford CT 06492  
(City) (State) (Zip)

E-MAIL ADDRESS: pdurbin@choate.edu

OWNER MAILING ADDRESS: same ADDRESS: same

LOCATION OF BUILDING LOT: 59 N. Elm St (~96 acres), 356 Christian St (~5 acres), 203 N Elm St (~100+ acres)  
(City) (State) (Zip)

INTENDED USE(S): Pedestrian Bridge

SQ. FOOTAGE OF USE(S): 3,700 ZONING DISTRICT: R-18 LOT SIZE: see above

NAME OF SURVEYOR: SLR PHONE: (203) 271-1773  
(Please Print)

[Signature]  
Applicant's Signature

Choate Rosemary Hall  
Company Name (If Applicable)

FOR OFFICIAL USE: Application Submitted: \_\_\_\_\_ Application Fee Paid: \_\_\_\_\_ Forwarded for Review: \_\_\_\_\_

"Applicants before the Planning & Zoning Commission should be aware that said Commission cannot, and does not, regulate the traffic control signals, signs, markings and other safety devices which may be required by the Legal Traffic Authority (LTA) for the Town (Ref. C.G.S. 14-297, 14-298) as a result of the applicant's proposal. Improvements and/or conditions required by the LTA are an independent submission and approval process. The Town subscribes to the best practices of the Manual of Uniform Traffic Control Devices with consultation and guidance being provided by the Town Engineer. Any applicant obligations concerning the supply and installation of traffic control devices, or improvements and/or conditions that may be required by the LTA must be satisfied at the applicant's expense. Work performed pursuant to such requirements shall be fully completed, inspected and approved by the LTA or his designee, before applicant requests Road Acceptance".

!!! THE APPLICANT, OR THEIR REPRESENTATIVE, MUST BE PRESENT AT EACH PZC MEETING AT WHICH THEIR APPLICATION WILL BE HEARD !!!

FE: New building size of 5,000 sq.ft. or less = \$250.00 - New building size greater than 5,000 sq.ft. = total new square footage X .05  
ADMINISTRATIVE APPROVAL FEE: \$150.00 if required to go on Agenda, additional \$100.00 fee will be required



Town of Wallingford, Connecticut

JAMES SEICHTER

KEVIN J. PAGINI

WALLINGFORD TOWN HALL  
45 SOUTH MAIN STREET  
WALLINGFORD, CT 06498  
TELEPHONE (203) 294-2090  
FAX (203) 294-2095

To all applicants:

- Once an application is submitted, this Department sends all comments from Town Staff to the e-mail and street address listed on the application. **Please list the primary contact where Staff comments will be sent for immediate review below:**
  - Name Patrick Durbin - Choate Rosemary Hall
  - E-mail & Phone # pdurbin@choate.edu  
203-697-2230
  - Street Address 333 Christian St  
Wfhd CT 06492
- If it is determined, at any time, that the application is incomplete or there are major errors, staff will cease review of the plans until it is corrected. Review of incomplete or incorrect plans is a waste of Town resources and it will not be tolerated. The Commission will be advised that review has been delayed due to incomplete/incorrect plans.
- If a response to comment letter to any Town Staff comments is deemed unsatisfactory by the reviewing department, then the department may schedule an in-person meeting to resolve all issues prior to any further responses from Town Staff. This will reduce the confusion of multiple back and forth correspondences and result in the faster resolution of outstanding issues.
- As the applicant, you are responsible for all notification requirements as outlined in the Town of Wallingford Zoning Regulations.
- Failure to resolve all issues by the Wednesday prior to the scheduled meeting, will result in the application not being on the next agenda. In the event the application must be on the agenda due to time limits, staff will report the deficiencies with the application. Staff is under no obligation to resolve outstanding issues after the Wednesday before the meeting.

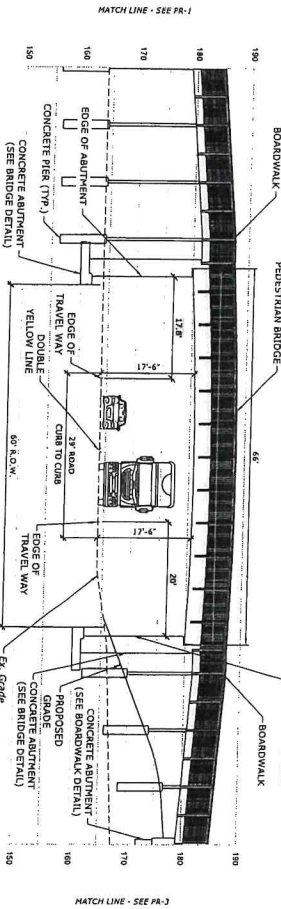
Signing of this form verifies that I have read these guidelines and I hereby certify compliance with these requirements.

Applicant's Printed Name and Signature

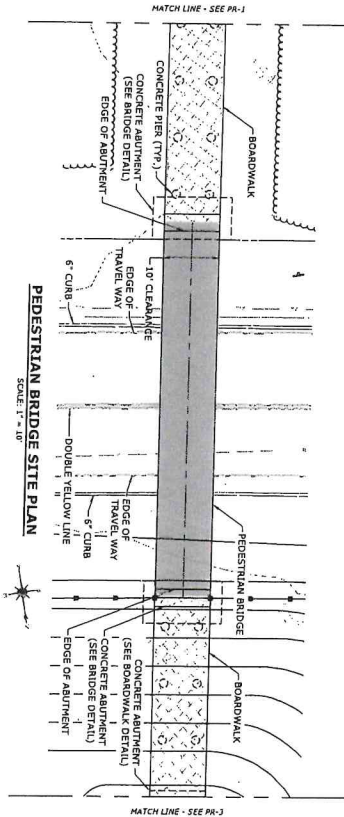
Patrick Durbin

Date: 2/7/25





PEDESTRIAN BRIDGE SITE ELEVATION  
SCALE: 1" = 10'



PEDESTRIAN BRIDGE SITE PLAN  
SCALE: 1" = 10'

Design Speed	Design Year ADT	Cuts or Fills (Negative Shelf)	Cuts or Fills (Positive Shelf)	Cuts or Fills (1.5 or flatter)
40 mph or less	Under 750 750-1500 1500-5000 Over 6000	7 10 12 14	1-4 7 10 12 14	7 10 12 14
45 - 50 mph	Under 750 750-1500 1500-5000 Over 6000	10 14 16 20	8 12 14 18	10 14 16 20
55 mph	Under 750 750-1500 1500-5000 Over 6000	12 16 20 22	14 18 20 22	10 14 16 20
60 mph	Under 750 750-1500 1500-5000 Over 6000	16 20 26 30	12 16 18 24	14 20 24 26
65 - 70 mph	Under 750 750-1500 1500-5000 Over 6000	18 24 28 30	14 18 22 26	14 20 26 28

- Notes:
- All distances are measured from the edge of traveled way. See Section 13-2-02, Comment #5.
  - See Section 13-2-02, Comment #2, for application of clear zone criteria on R.S. slopes.
  - See Figure B4 for illustration of a cut section with a positive shelf. See Section 13-2-02, Comment #6, on cut slopes and other sections.
  - The values in the table apply to all facilities both urban and rural. See Section 13-2-02, Comment #4, for utility poles in urban areas.

RECOMMENDED CLEAR ZONE DISTANCES (ft)  
Figure 13.2A

June 2020

ROADSIDE SAFETY

13-2-31

<b>BR-1</b> AS NOTED FEBRUARY 24, 2025 141.13393.00041 06 OF 13	<b>PEDESTRIAN BRIDGE SKETCH</b> CHOATE ROSEMARY HALL CHRISTIAN STREET WALLINGFORD, CONNECTICUT	DESCRIPTION    DATE    BY	<p>SLR REALTY GROUP          CHeshire, CT 06034          860.534.1111          SLR.COM OR THE.COM</p>
	PEDESTRIAN BRIDGE SKETCH CHOATE ROSEMARY HALL CHRISTIAN STREET WALLINGFORD, CONNECTICUT	DESCRIPTION    DATE    BY	



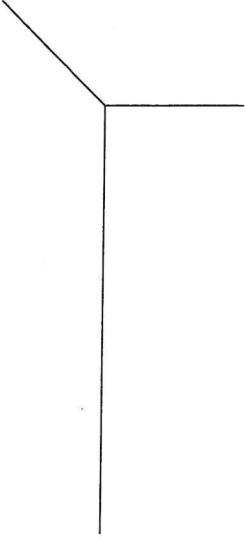








SLRCONSULTING.COM

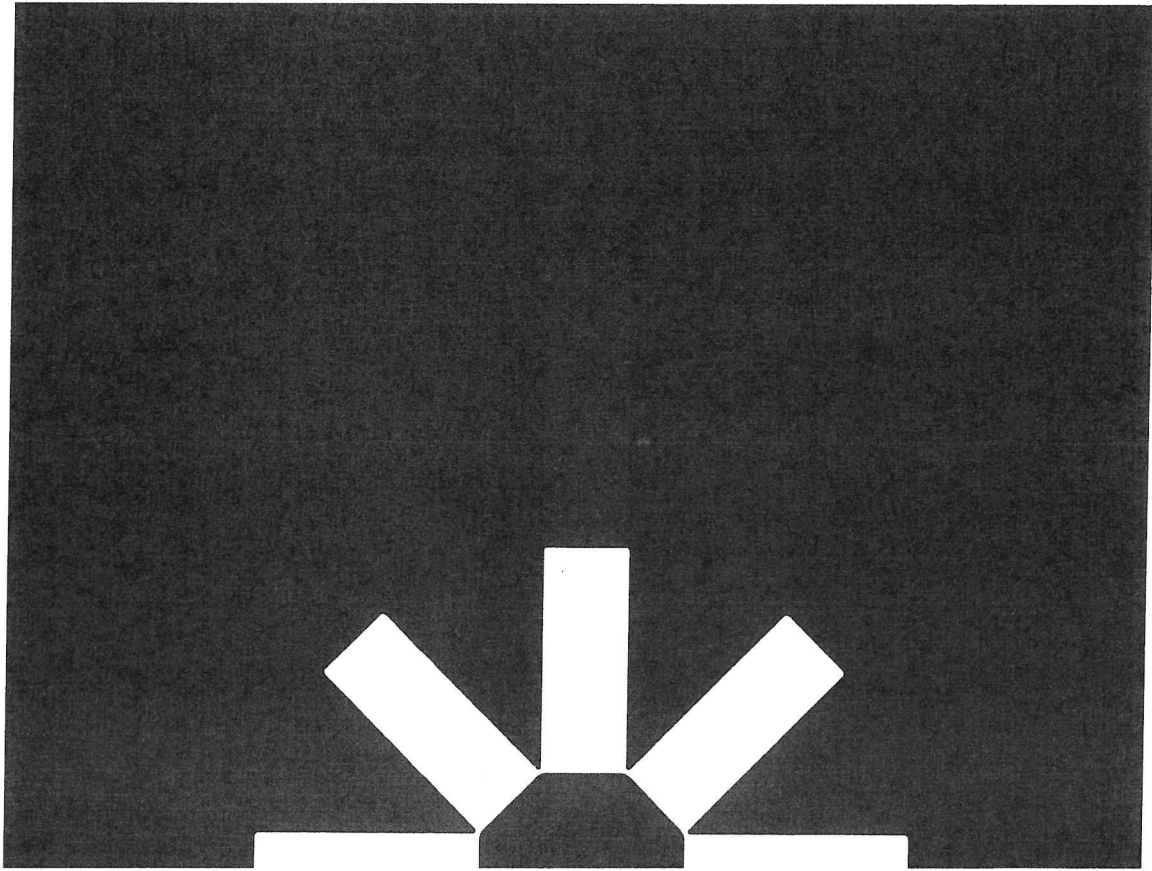


# Proposed Pedestrian Bridge

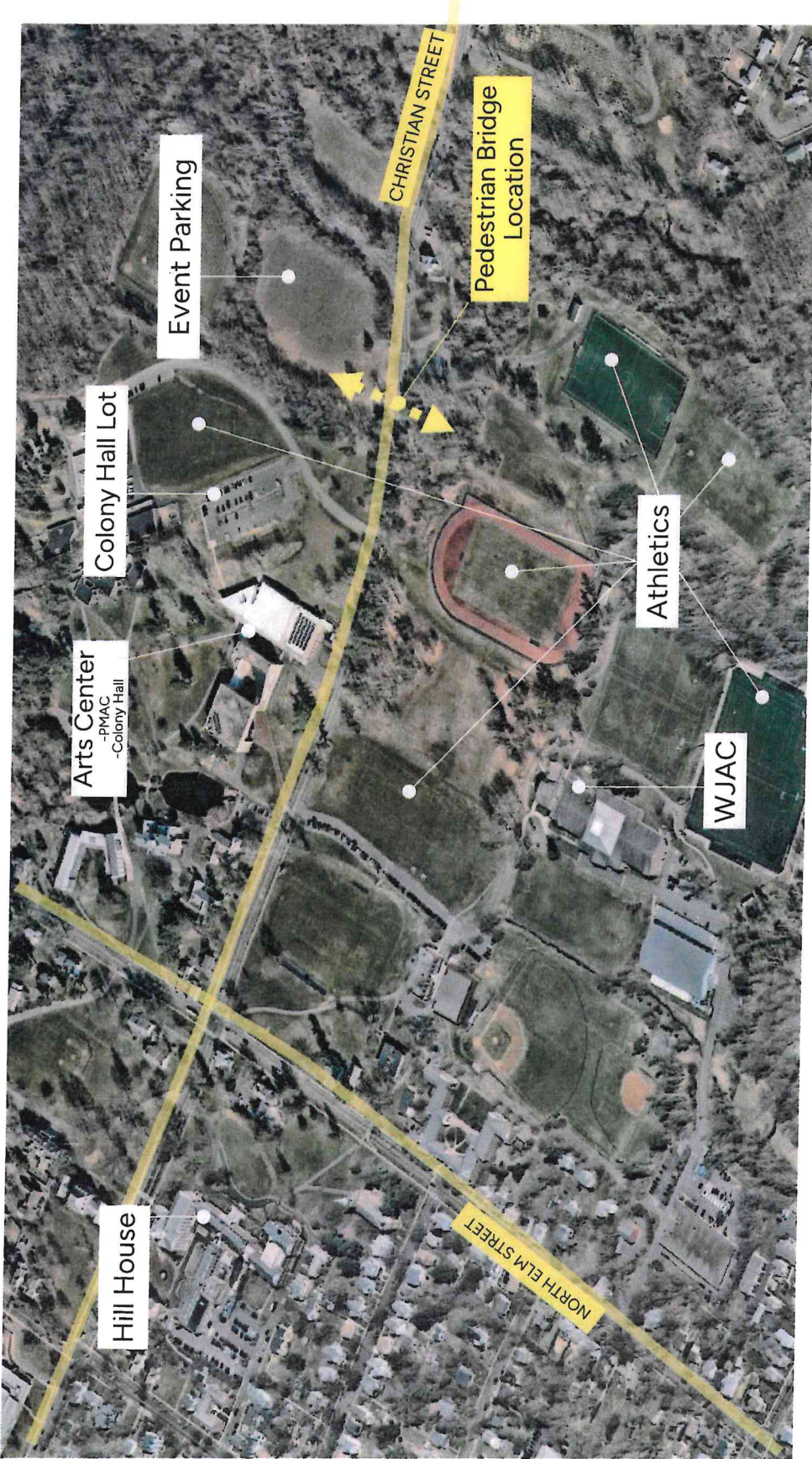
at Christian Street crossing

PLANNING AND ZONING

February 7, 2025



# CAMPUS MAP + BRIDGE LOCATION:







**RENDERING – VIEW LOOKING EAST TOWARDS OLD DURHAM ROAD FROM ROSEMARY LANE**



*This image is conceptual in nature and has been developed for informational purposes only. The proposed elements shown within the graphic are subject to all applicable regulatory approvals and processes.*



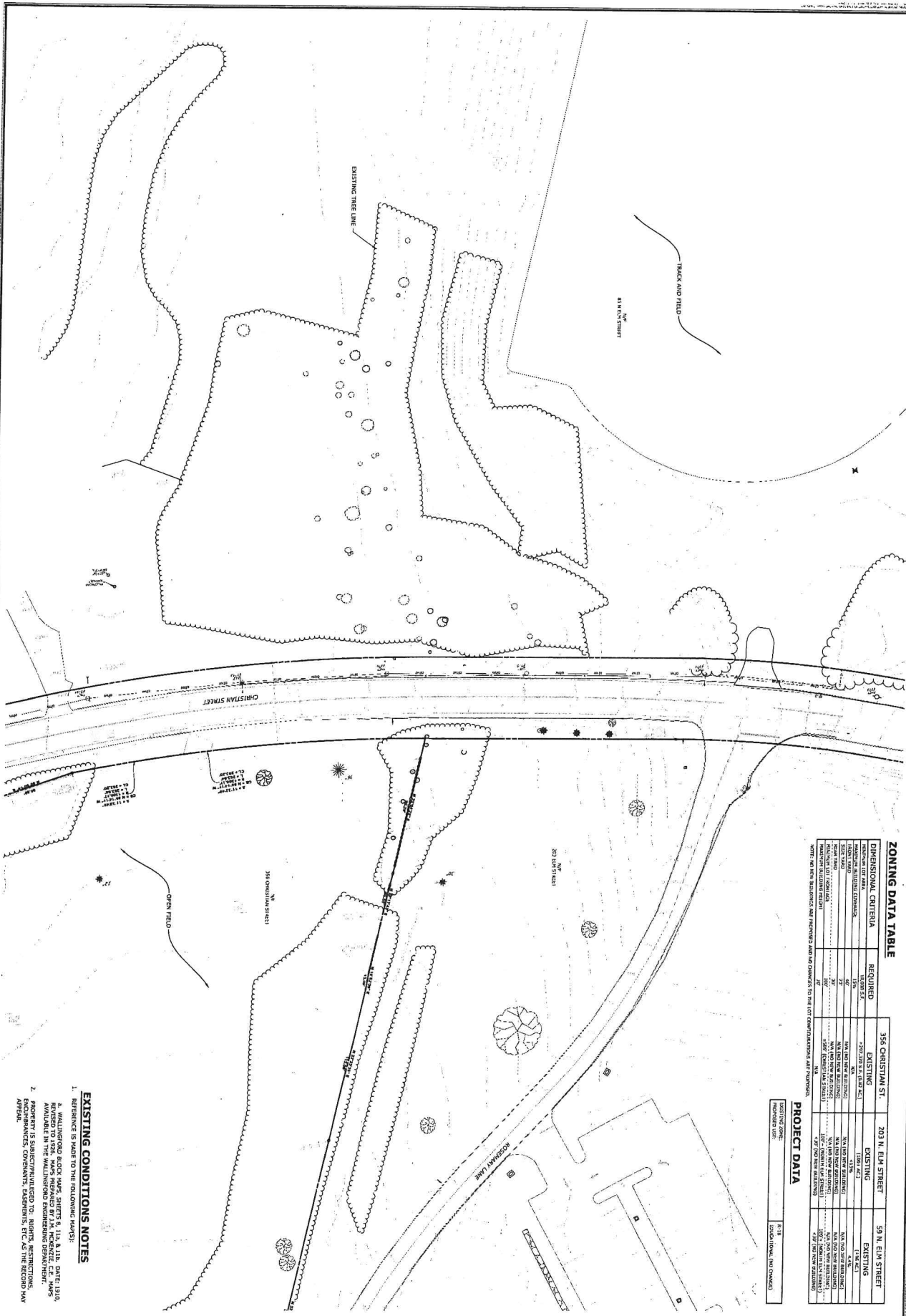


# RENDERING – VIEW LOOKING WEST TOWARDS NORTH ELM STREET



*This image is conceptual in nature and has been developed for informational purposes only. The proposed elements shown within the graphic are subject to all applicable regulatory approvals and processes.*





**ZONING DATA TABLE**

DIMENSIONAL CRITERIA	REQUIRED	356 CHRISTIAN ST.	203 N. ELM STREET	59 N. ELM STREET
MINIMUM LOT AREA	10,000 S.F.	EXISTING	EXISTING	EXISTING
MINIMUM LOT WIDTH	30 FT.	EXISTING	EXISTING	EXISTING
MINIMUM FRONT YARD SETBACK	20 FT.	EXISTING	EXISTING	EXISTING
MINIMUM SIDE YARD SETBACK	5 FT.	EXISTING	EXISTING	EXISTING
MINIMUM REAR YARD SETBACK	5 FT.	EXISTING	EXISTING	EXISTING
MINIMUM FRONT SETBACK (FOR DRIVEWAYS)	5 FT.	EXISTING	EXISTING	EXISTING
MINIMUM SIDE SETBACK (FOR DRIVEWAYS)	5 FT.	EXISTING	EXISTING	EXISTING
MINIMUM REAR SETBACK (FOR DRIVEWAYS)	5 FT.	EXISTING	EXISTING	EXISTING
MINIMUM FRONT SETBACK (FOR DRIVEWAYS)	5 FT.	EXISTING	EXISTING	EXISTING
MINIMUM SIDE SETBACK (FOR DRIVEWAYS)	5 FT.	EXISTING	EXISTING	EXISTING
MINIMUM REAR SETBACK (FOR DRIVEWAYS)	5 FT.	EXISTING	EXISTING	EXISTING

NOTE: ALL SETBACKS AND DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.

**PROJECT DATA**

PROJECT NAME	CHOATE ROSEMARY HALL
PROJECT NO.	141-17880-00041
DATE	FEBRUARY 2, 2023
BY	SLR

**EXISTING CONDITIONS NOTES**

1. REFERENCE IS MADE TO THE FOLLOWING MAPS:
  - A. WALLINGFORD BLOCK MAPS, SHEETS A, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  - B. WALLINGFORD ZONING MAP, SHEETS A, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
2. PROPERTY IS SUBJECT/RELATIVES TO: RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY SHOW.

<p><b>EX</b></p>	<p><b>SITE PLAN - EXISTING CONDITIONS</b></p> <p>CHOATE ROSEMARY HALL</p> <p>CHRISTIAN STREET WALLINGFORD, CONNECTICUT</p>	<p>DESCRIPTION: SITE PLAN</p> <p>DATE: 2/2/23</p> <p>BY: SLR</p>	<p><b>SLR</b></p> <p>89 HEATHY DRIVE WALLINGFORD, CT 06495 860.272.1212 SLRCON@SLR.COM</p>	
	<p>DATE: FEBRUARY 2, 2023</p> <p>PROJECT NO.: 141-17880-00041</p>	<p>BY: SLR</p>	<p>DATE: 2/2/23</p>	<p>PROJECT NAME: CHOATE ROSEMARY HALL</p> <p>PROJECT NO.: 141-17880-00041</p>











February 25, 2025

Kevin Pagini, AICP, Town Planner  
Alison Kapushinski, P.E. Town Engineer  
Town of Wallingford  
45 South Main Street  
Wallingford, CT 06492

SLR Project No.: 12960.00041

**RE: Choate Pedestrian Bridge  
Planning Zoning Commission (PZC) Permit Submission – Stormwater Management  
Summary  
Pedestrian Bridge Over Christian Street  
Wallingford, Connecticut**

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Dear Kevin and Alison,

Choate Rosemary Hall (Choate) has made multiple pedestrian improvements on campus and in the Town of Wallingford's right-of-way (ROW) over the last several years and the current site plan revision application for a proposed timber pedestrian bridge over Christian Street continues that strategy to make travel along Christian Street safer for drivers and pedestrians alike, decreasing pedestrian volume of at-grade crossings. The bridge will be located just east of Rosemary Lane and will provide a complete separation of pedestrian and vehicle traffic connecting existing parking areas on the north side of Christian Street to the athletic quad facilities on the south side of Christian Street. Many of the Choate students and staff, as well as visiting parents, and other guests walk to or park in the Colony Hall lot and then need to cross Christian Street to access the athletic fields and other facilities to the south. Additionally, the Choate facilities are frequently used by town residents, community organizations, and local youth sports teams.

The project, as designed, creates a linear pedestrian connection starting at the Colony Hall parking lot with a new pedestrian crosswalk at Rosemary Lane, connecting to an asphalt sidewalk extending south to a wooden boardwalk connected to the timber bridge. A pervious asphalt access drive and cul-de-sac is also proposed adjacent to the asphalt sidewalk, which will provide improved access to the grass overflow parking lot to the east. Crossing over the new Christian Street bridge, pedestrians will walk down a timber boardwalk extending south to bring them to grade near the track and handicap parking area for the athletic quad.

The design of the new pedestrian access takes into consideration low impact development (LID) principles by disconnecting impervious surfaces and incorporating pervious asphalt pavement. In this configuration, stormwater runoff from the improved surfaces will act very similar to existing conditions. The elevated timber bridge and boardwalk allow water to pass through or runoff to the side of the pedestrian path to allow for natural infiltration into the vegetated surface below, or in the case of the bridge, onto the pavement below following the existing drainage paths. The asphalt sidewalk is pitched to either drain to the vegetated surfaces on either side, or





to the proposed pervious asphalt access drive. Either surface will allow for natural infiltration of surface runoff into the underlying soils similar to existing conditions.

The only drainage improvements proposed follow LID principles promoting infiltration through disconnecting impervious cover. These consist of an underdrain along the low side of the pervious asphalt driveway that connects to an 8-inch cross culvert under the driveway where it connects to Rosemary Lane. This cross culvert is necessary to convey the existing grass swale along the east side of Rosemary Lane under the access drive and sidewalk to maintain the existing drainage patterns. As designed, this LID approach will maintain existing peak flows and water quality of runoff from the area similar to existing conditions with no substantial deviation from the existing stormwater runoff patterns.

If you have any questions regarding the information above, please feel free to contact me at (203) 271-1773.

Regards,

**SLR International Corporation**



**Darin Overton, PE**  
US Manager of Civil & Structural Engineering  
doverton@slrconsulting.com

cc: Patrick Durbin, Chief Financial Officer – Choate Rosemary Hall  
Dennis A. Ceneviva, Esq. – Ceneviva Law Firm LLC

12960.00041.f2425.ltr.docx





201-25-01



*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

February 27, 2025

Choate Rosemary Hall  
333 Christian Street  
Wallingford, CT 06492

RE: Site Plan Revision Application #201-24

Dear Applicant:

This office has the following comments and questions regarding your application and associated plans:

1. It appears that a formal site plan with existing utilities and easements as well as site grading and erosion and sediment control plans were not provided as part of the plan set documents. Can you provide these documents for review? Also, please add a zoning table to the plans to show the requirements of the zone.
2. Can you provide a small maintenance sheet for the pervious pavement area? Lack of regular maintenance may cause the pervious pavement to fail to function properly.

Should you wish to discuss these comments or application further, please call the Planning Office at 203-294-2090.

Regards,

*Kevin J. Pagini*

Kevin J. Pagini  
Town Planner

Please note: Any responses/correspondence, additional documents and/or revised plans **must** be received by the Planning & Zoning Department by the close of business on **Wednesday, March 5, 2025** in order to be provided to the Planning & Zoning Commission prior to the Monday, March 10, 2025 meeting.



201-25-02



**Town of Wallingford**  
**Department of Engineering**  
45 South Main Street  
Wallingford, Connecticut 06492  
Tel: (203) 294-2035; Fax: (203) 284-4012

Alison Kapushinski, P.E.  
Town Engineer

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FEB 27 2025

WALLINGFORD  
PLANNING & ZONING

**MEMO**

**TO:** Planning & Zoning Commission

**FROM:** Department of Engineering *AMK*

**RE:** **59 North Elm Street, 356 Christian Street, 203 North Elm Street**  
**Choate Rosemary Hall Pedestrian Bridge**  
**PZC Application #201-25 / Site Plan Revision**

**DATE:** February 27, 2025

Dear Commissioners:

We are in receipt of the following materials for the referenced property:

- Site Plan – Existing Conditions by SLR dated February 5, 2025.
- Site Plan – Layout and Landscaping – Worksheet #1 by SLR dated February 24, 2025.
- Presentation titled Proposed Pedestrian Bridge at Christian Street crossing dated February 7, 2025.
- Stormwater Management Summary by SLR dated February 25, 2025.
- Pedestrian Bridge Sketch by SLR dated February 24, 2025.

At a pre-application meeting with the Applicant, this Department requested the following information:

- Plan showing Clear Zone to determine if roadside protection is needed in the area of the abutments.
- Plan showing the Site Light from Rosemary Lane looking in the direction of the proposed pedestrian bridge.
- Stormwater Management Summary

All items were received with the February 25, 2025 resubmission. We have reviewed the submitted materials and would like to provide the following comments:

1. Applicant to provide anticipated maintenance of pervious pavement, outlining the activities and frequency they are to be performed.
2. Applicant to submit grading/drainage/utility plan for review.
3. Applicant to submit Soil Erosion and Sediment Control plan for review.

I'd like to provide the following Condition of Approval:

1. Work within the Town right-of-way will require an Excavation Permit prior to any excavation work.

If you have any questions or require any additional information, please let me know.

201-25-03

Fwd: #201-25- Choate Pedestrian Bridge



**From** Alison Kapushinski <a.kapushinski@wallingfordct.gov>  
**To** Kevin J. Pagini <kevin.pagini@wallingfordct.gov>  
**Cc** Cherie Murchison <zoning@wallingfordct.gov>  
**Date** 2025-03-04 01:43 PM

Kevin, I've reviewed the revised application materials. My comments in my 2/27 memo have been addressed.

I'd like to suggest one additional Condition of Approval: Inlet Protection to be installed for catch basins in Christian Street immediately down-gradient of the work area.

Thanks, Alison

----- Forwarded Message -----

**Subject:** #201-25- Choate Pedestrian Bridge  
**Date:** Mon, 03 Mar 2025 13:28:50 -0500  
**From:** Cherie Murchison <zoning@wallingfordct.gov>  
**To:** Peter Hornak <peter.hornak@wallingfordct.gov>, Steve Allinson <sallinson@gmx.com>, Vanessa Bautista <health@wallingfordct.gov>, Jim Fitzsimmons <JFitzsimmons@chubb.com>, Michael Hughes <sanitarian@wallingfordct.gov>, Alison Kapushinski <a.kapushinski@wallingfordct.gov>, Jeff Kohan <jeffrey.kohan@snet.net>, David Parent <townca2005@gmail.com>, Bryan Rivard <bhr6@cornell.edu>, Joe Sanders <37jsanders@outlook.com>, Brian Schock <bschock@wallingfordfd.com>, Jim Seichter <jseichter@sbceglobal.net>, JP Venoit <jvenoit@masonicare.org>  
**CC:** Kevin Pagini <kevin.pagini@wallingfordct.gov>

Good afternoon- Please see additional information on the Choate Pedestrian Bridge application. Let us know if you have sufficient time to review these materials. We have no problem holding this application off until next month's meeting and Choate is aware that this may happen.

--  
Thank you,  
Cherie Murchison

Planning and Zoning

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MAR 04 2025  
WALLINGFORD  
PLANNING & ZONING

201-25-04

TOWN OF WALLINGFORD  
DEPARTMENT OF PUBLIC UTILITIES  
WATER AND SEWER DIVISIONS

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

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MEMORANDUM

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TO: KEVIN PAGINI, WALLINGFORD TOWN PLANNER  
FROM: PETER HORNAK, ENGINEER/PLANNER, WATER & SEWER DIVISIONS *PHH*  
SUBJECT: SITE PLAN REVISION (PEDESTRIAN BRIDGE)/CHOATE ROSEMARY HALL/59  
NORTH ELM ST., 356 CHRISTIAN ST., 203 N. ELM ST. -#201-25  
DATE: FEBRUARY 25, 2025  
CC: FILE

---

The staff of the Water and Sewer Divisions has reviewed the site plan for a pedestrian bridge at Choate Rosemary Hall and has the following comment:

- The staff needs to ensure that access to repair/replace the water main in the street beneath the proposed bridge is not impaired. Please show clearances/dimensions pertaining to the location of the water main, in relation to the bridge, on the site plan for review.

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MAR 04 2025

WALLINGFORD  
PLANNING & ZONING



Correspondence: "Legal Literal Interpretation of Language is Necessary"

3/5/25

To: Wallingford Planning & Zoning Commissioners & the Wallingford Town Planner  
Re: Application #201-25

*The Wallingford Zoning Regulations do not permit this project without a variance.*

By the wording of the Regulations, the bridge abutments are considered "buildings" that do not conform to the front-yard setback. While the *intent* of a regulation amendment approved in December was to alter this designation, the literal wording of the amendment fails to do so. As amended, the Wallingford Zoning Regulations (§2.1) define a "walkway" as:

*"any portion of a dedicated right-of-way or easement improved and intended for pedestrian use by a person traveling by foot or using a wheelchair."*

Given that the bridge abutments do not lie within a right-of-way or easement (they are located on private property), they are not 'portions of a right-of-way or easement' and therefore cannot be considered "walkways".

Note: The Town Council granted a special air rights easement for the span of the bridge. The span is a portion of the easement. The span is considered a walkway.

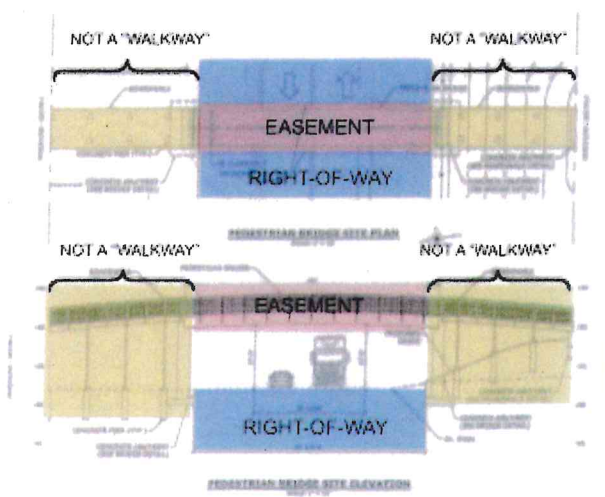
A variance is required for the abutment structures:

- The abutments are 'structures'.
- The height of the abutments classifies them as 'buildings'. (§2.1, Buildings)
- They cannot be classified as 'walkways' by definition.
- The abutments are located only a few feet from the street line, within the front yard.
- In R18 districts a front yard setback of 40' is required.

The phrase "portion of" or "portion thereof" occurs 56 times within the Regulations. In each instance it is understood that this wording specifies the location of referenced structures and uses. Therefore, the definition as written restricts "walkways" to locations *within* easements and/or rights-of-way. Structures outside of these locations cannot be considered "walkways".

Respectfully,

Phillip Youker  
29 Curtis Ave.



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MAR 05 2025

WALLINGFORD  
PLANNING & ZONING



A Few Examples Showing the Use of "Portion of / thereof" from within the Regulations:

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**Apartment** – A *portion of a building* used as a separate dwelling unit with its own sanitary facilities, kitchen and private access.

**Building Frontage** – The outside wall of the building or *portion thereof* that directly faces the front property line of the lot on which it is located without obstruction by any other wall or building or *portion thereof*, except that when none of the walls of a building meet this definition, the building frontage shall be the wall of the building containing the main entrance to the building.

**Cellar** – A *portion of a building* that is partly or entirely below grade, and which has more than one-half its height measured from floor to ceiling below the average finished grade of the ground adjoining the building.

**Dwelling** – Any permanent building or *portion thereof* designed or used exclusively as the residence or sleeping place of one or more persons. Dwelling shall not be deemed to include motel, hotel, recreational vehicle, mobile home, boat or tent.

**Lot, Rear** – A lot, the major *portion of* which lies to the rear of another lot intervening between it and a public street, but which has its own frontage of at least twenty-five (25) feet on such public street.

**Open Space** – That *portion of the ground space* on the same lot as the principal building which is either landscaped or maintained in its natural vegetative state, typically maintained for conservation or passive recreation purposes. Open Space shall not include those portions of a lot that are utilized for off street parking or loading, driveway or building purposes.

**Parking Garage** – Any building or *portion of a building* used primarily for the parking of vehicles by patrons/residents of the lots on which they are located or other businesses/residences in the vicinity; buildings/structures used for private, long-term storage of vehicles that are not in regular use shall be considered "storage" buildings/uses, not parking garages.

**Premises** – That *portion of a lot or structure or building* actually in use for the specific purpose or use hereinafter referred to.

---

201-25-06

**Re: #201-25- Choate Pedestrian Bridge**



**From** Dennis Ceneviva <Dennis@cenevivalaw.com>  
**To** Cherie Murchison <zoning@wallingfordct.gov>, Kevin J. Pagini <kevin.pagini@wallingfordct.gov>, Wallingford Law Department <lawdept@wallingfordct.gov>  
**Cc** Pdurbin <pdurbin@choate.edu>  
**Date** 2025-03-07 09:59 AM

#201-25-Email against.pdf (~1.4 MB)

Of course the writer ignores the amendment made at the December P & Z meeting which voted to amend the regulations so as NOT to require any variance approvals.

Dennis A. Ceneviva, Esq.  
Ceneviva Law Firm LLC  
721 BROAD STREET  
Meriden, CT 06450  
203.237.8808  
203.237.4240 FAX

WIRE FRAUD ALERT- Please contact Debbie Mischler or Attorney Ariana F. Ceneviva for specific wiring instructions BEFORE wiring funds. If you ever receive an email appearing to be from our firm stating that our wire instructions have changed or requesting a wire transfer, please contact us immediately at 203-237-8808 as you may have fallen victim of a scam. Law Firms, Realtors and other professionals are being targeted by sophisticated hackers in an attempt to steal funds by initiating fraudulent wire transfers.

[cid:2d35fab0-01bd-4c18-b55f-ba9d2c352d4d@namprd11.prod.outlook.com]

\*\*\*\*\* THIS MESSAGE AND ANY OF ITS ATTACHMENTS ARE INTENDED ONLY FOR THE USE OF THE DESIGNATED RECIPIENT, OR THE RECIPIENT'S DESIGNEE, AND MAY CONTAIN INFORMATION THAT IS CONFIDENTIAL OR PRIVILEGED. IF YOU ARE NOT THE INTENDED RECIPIENT, PLEASE (1) IMMEDIATELY NOTIFY Ceneviva Law Firm, LLC ABOUT THE RECEIPT BY TELEPHONING (203) 237-8808; (2) DELETE ALL COPIES OF THE MESSAGE AND ANY ATTACHMENTS; AND (3) DO NOT DISSEMINATE OR MAKE ANY USE OF ANY OF THEIR CONTENT

On Mar 7, 2025, at 9:46 AM, Cherie Murchison <zoning@wallingfordct.gov> wrote:

Good morning- Please see attached email.

--

Thank you,  
Cherie Murchison

Planning and Zoning

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MAR 07 2025

WALLINGFORD  
PLANNING & ZONING

201-25-07

#201-25 - Support of Bridge



From Robert Haik25 <rhaik25@choate.edu>

To zoning@wallingfordct.gov <zoning@wallingfordct.gov>, kevin.pagini@wallingfordct.gov <kevin.pagini@wallingfordct.gov>

Date 2025-03-07 10:35 AM

Greetings,

As the Student Body President of Choate Rosemary Hall, I want to personally thank you for considering this vital proposal that hopes to ensure our community's safety. I am writing on behalf of Choate Rosemary Hall to respectfully request that the following be considered in the Planning and Zoning hearing: an easement for a pedestrian bridge over Christian Street near Rosemary Lane.

Choate's campus is split by Christian Street, which we, Choate students, cross multiple times a day to get to athletic practices, classes, and events. This crossing is especially busy and sometimes feels unsafe due to the volume of traffic and poor visibility of drivers. My peers and I have felt apprehensive about crossing this street, as cars come speeding by at high speeds around a tight corner, making teachers, students and visitors very vulnerable. As a school, we have taken numerous steps to ensure the safety of our community, but the current crossing simply does not give us security, particularly during high-traffic times.

Not only does the bridge address convenience, but it solves a critical safety issue. With an elevated bridge, pedestrians would have a safe crossing, without fearing the risk posed by oncoming traffic. As students, we care deeply about the Wallingford community. Many of us go to shops in town, participate in local events, volunteer with local organizations, and play sports with Connecticut youth. We want to ensure that our campus remains a friendly and welcoming place for everyone to share.

Thank you again for your time and consideration.

Sincerely,

Robert Haik '25  
Choate Rosemary Hall Student Body President

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MAR 07 2025

WALLINGFORD  
PLANNING & ZONING

201-25-08

Dear Leaders of the Wallingford Town Council,

My name is Victoria DeVito, and I am a sophomore at Choate Rosemary Hall. Today, I am addressing the Council because the school seeks to build a pedestrian bridge across Christian Street.

Last year, I decided to leave the small town of Bernardsville, NJ, where I lived for my entire life, to study at Choate. While being away from my family and childhood friends, the one thing that provides comfort is the school's connection with this beautiful community. Walking through Wallingford reminds me of home, and it is the reason I chose Choate over other peer schools. After a difficult day, I am glad that I am not locked behind iron gates or stone walls. Instead, I am able to grab a scoop of ice cream or walk to dinner with friends and socialize as part of a local community.

But living in a town also has its challenges. Residing on a campus intersected by roads means students, visitors, and drivers are more susceptible to car incidents. Because of this, maintaining road safety is a top priority, and this is especially true during large events when crowds are using the Christian Street parking lot and crossing the street to get to another location. The pedestrian bridge is an opportunity to create safer connections between various facilities on campus, specifically the sports fields and the Old Gallagher Farm property, both of which are areas involved in after-school activities and major events. Additionally, my fellow students and I realize that we are not the only ones impacted—the open layout of campus can be frustrating for drivers who may need to wait for a flood of students and visitors to get to the other side of the road.

Pedestrian traffic will always be present, but the proposed pedestrian bridge is an important step to ensure student safety and to relieve drivers of extra burden. Any way to reduce the chance of a distracted student or tired driver ending up in a harmful situation is an opportunity we will be extremely grateful for. On behalf of the student body, thank you for your time and consideration.

Best Regards,

Victoria DeVito

201-25-09

#201-25 - Support of Bridge

**From** Jennifer M.F. Hillgen-Santa, Esq. <jmfhillgenesq@ndscontrol.com>  
**To** <kevin.pagini@wallingfordct.gov>, <zoning@wallingfordct.gov>  
**Reply-To** <jmfhillgenesq@ndscontrol.com>  
**Date** 2025-03-07 11:50 AM  
**Priority** Highest

Once again, I am reaching out and forwarding 2 of my previous e-mails on the subject; I support the bridge for Choate as it improves safety for both drivers and pedestrians.

Thank you for your consideration,

Jennifer Hillgen-Santa

238 N. Elm Street Wallingford, CT 06492

From: Jennifer M.F. Hillgen-Santa, Esq. <jmfhillgenesq@ndscontrol.com>  
Sent: Wednesday, December 4, 2024 3:03 PM  
To: 'zoning@wallingfordct.gov' <zoning@wallingfordct.gov>  
Subject: FW: Support of Choate Air Easement this evening  
Importance: High

Dear Commissioners,

As you consider text changes to the code to facilitate safety enhancements to walkways and bridges, I write to share my support for this amendment. Although the Choate bridge project is just one instance in which this code may be applied, it is an important example of how we, as a community, can continue to prioritize the safety of pedestrians and drivers with appropriate crossing and sidewalk solutions around town.

As I frequently walk around the neighborhood I appreciate safety improvements for pedestrians and living on North Elm Street and being a driver of this area daily it is important to provide a good relationship for both drivers and pedestrians and the safety of both!

Below please find my letter to the Town Council supporting this project and other pedestrian safety enhancements like it.

Sincerely,

Jennifer Hillgen-Santa

238 N. Elm Street Wallingford, CT 06492

From: Jennifer M.F. Hillgen-Santa, Esq. <jmfhillgenesq@ndscontrol.com  
<mailto:jmfhillgenesq@ndscontrol.com> >  
Sent: Tuesday, September 10, 2024 9:16 AM  
To: 'towncouncil@wallingfordct.gov' <towncouncil@wallingfordct.gov  
<mailto:towncouncil@wallingfordct.gov> >  
Subject: Support of Choate Air Easement this evening  
Importance: High

RECEIVED

MAR 07 2025

WALLINGFORD  
PLANNING & ZONING

Dear Honorable Members of the Town Council:

I am writing in support of Choate Rosemary Hall's air easement to put in an elevated crosswalk. I believe this will greatly benefit the safety of both pedestrians and vehicles in that area. Furthermore, as I understand it, it would also safely allow Choate for greater parking opportunities and flexibilities to continue to allow access to Town Residents to their facilities. Which would seem to me to be a win-win.

I bought property on North Elm Street surrounded by Choate 4 years ago and its always disheartening and unclear to me why I read on social media that people are upset with and always trying to stop positive growth on the already existing property/footprint Choate has. As I see it, Choate helps put Wallingford on the map and provides a vibrant cultural and athletic asset to the community. Now that the students are back, the Town feels alive again after a sleepy Summer. Wherever I go I see Choate students, families, faculty/staff spending their money in local businesses sporting their Choate gear. There is no question Choate is a huge asset to small local businesses and keeps many in business. When I have attended shows at Choate I saw other residents doing the same. I saw residents sledding on Choate property, playing on tennis courts, walking the track. I appreciate and think its generous that Choate shares these resources with residents.

For the last several years I have seen on social media people complaining that Choate should install this very same type of pedestrian crossway and now that they are asking to spend the money to do so people don't want it? It seems people complain for the sheer sake of complaining. I just read on social media people want to charge Choate to get something passed in Town Hall? Are you going to do that for every Town resident or business that wants to get something approved through Town Hall? Haven't we gone to a system of transparent Government and fair dealing in 2024 where brown bags of cash don't buy permits or easements or the ability to transact business? I'm shocked and disappointed! If people want to complain about private school tax exemptions that is a matter to be taken up with the State and if and when that law changes people can then complain about tax breaks. Until then constantly complaining about progress of a lawful neighbor that makes the community vibrant and a destination for Out of Towners, Out of Staters and Out of Country people to come and spend their money just does not make sense to me.

I would urge you to do the right thing and allow Choate the air easement to put in an elevated crosswalk which would promote the safety of students, residents and Townsfolk who already enjoy the Choate property and allow for even greater access to the Choate facilities for those around Town because there would be more adequate parking and less parking complaints during big games or big events at the property.

I'm sorry I will be likely unable to attend the meeting this evening, but I wanted my voice heard. Thank you for your consideration.

Best,

Jennifer M.F. Hillgen-Santa, Esq.

238 North Elm Street Wallingford, CT 06492

201-25-10

**Pedestrian safety improvement - bridge at Choate**

**From** Anthony Parent <anthonyparent@hotmail.com>  
**To** zoning@wallingfordct.gov <zoning@wallingfordct.gov>, Kevin Pagini <kevin.pagini@wallingfordct.gov>  
**Date** 2025-03-07 02:03 PM

Good day -

I understand this project has made its way to the Building Department. I voiced support for this at Town Council. I shared my first hand problem with the crossing as-is. In 2022, Choate let me use their cross-country course while I was coaching the Holy Trinity cross country team. The most stressful aspect by far was getting the kids from Holy Trinity to Choate.

One day as we were walking back to Holy Trinity after practice, one of my athletes, although he was LOUDLY instructed to wait crossed into Christian Street, was immediately pulled back by his teammates which avoided a collision with on oncoming car.

So just letting you know, as you can imagine, I'm a pretty big supporter this improvement and if you need anything from me to please reach out.

Anthony E. Parent, Esq.  
203 671 5762

**RECEIVED**

**MAR 07 2025**

**WALLINGFORD  
PLANNING & ZONING**



01-26-106



# OFFICE OF THE MAYOR

TOWN OF WALLINGFORD  
CONNECTICUT

Vincent Cervoni  
Mayor

45 South Main Street  
Wallingford, CT 06492

February 28, 2025

Re: §8-24 Referral: Purchase of 352 Main Street

Wallingford Planning and Zoning Commission  
Wallingford, CT 06492

Attn: James Seichter, Chairman

Dear Commission Members:

The Town Council, on February 25, 2025 voted to purchase 352 Main Street for the extension of the Quinnipiac River Linear Trail from Fireworks Island to Route 150.

The Town seeks the approval of the Commission pursuant to §8-24 of the Connecticut General Statutes at its next meeting. Thank you.

Sincerely,

Vincent Cervoni  
Mayor

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MAR 05 2025

WALLINGFORD  
PLANNING & ZONING

cc: Alison Kapushinski, Town Engineer

Subject **Bond**  
From Miguel Galarraga <miguel@newenglandcider.com>  
To kevin.pagini@wallingfordct.gov <kevin.pagini@wallingfordct.gov>  
Date 2025-01-30 11:21



Hello,

I am reaching out about a bond I have posted with you folks and how to go about getting it back.

Its under the name and business below.

Thank you

Miguel Galarraga  
Owner  
New England Cider Co.  
110 N.Plains Ind. Rd.  
Wallingford, CT 06492  
203-464-7294

**RECEIVED**

JAN 30 2025

**WALLINGFORD  
PLANNING & ZONING**



## *Town of Wallingford, Connecticut*

### **LEGAL NOTICE**

The Wallingford Zoning Board of Appeals, at their Meeting of Tuesday, February 18, 2025, voted to take the following actions:

They voted to approve:

1. #25-001– Variance Request/Jackowiak/Revise lot lines of 3 non-conforming parcels to create 2 parcels reducing/eliminating non-conformity(s) at 105-107 North Cherry Street in an I-40 District.
2. #25-002 – Variance Request/Hladky/Side yard of 15.5 ft. (20 ft. required) to construct an addition at 616 North Elm Street in an R-18 District.
3. #25-003 – Variance Request/Ringold/Side yard of 10 ft. (12 ft. required) to construct a vertical addition (dormer) at 338 Ivy Street in an R-11 District.

WALLINGFORD ZONING BOARD OF APPEAL

KAREN RADDATZ, SECRETARY

DATED AT WALLINGFORD  
February 19, 2025

PUBLICATION DATE  
February 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 March 17, 2025, 7:00 p.m., in Room 315, Town Hall, 45 South Main Street.

1. #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.
2. #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.
3. #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.
4. #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.
5. #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.

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, SECRETARY

DATED AT WALLINGFORD

February 25, 2025

POSTING DATES

March 4, 2025

March 11, 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.”