



*Town of Wallingford, Connecticut*

JAMES SEICHTER  
CHAIRMAN PLANNING & ZONING COMMISSION

KEVIN J. PAGINI  
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### LEGAL NOTICE

The Wallingford Planning and Zoning Commission, at their meeting on Monday, August 12, 2024, they voted to approve:

1. **#902-24** – PZC Text Amendment to update language in Section 4.13.B.1.b. of the Town of Wallingford Zoning Regulations – WI (Watershed Interchange) District
2. **CGS-24** Purchase of 4 Fairfield Boulevard because it will be used by the Board of Education to better serve the community
3. **CGS-24** To grant air rights easement to Choate Rosemary Hall for proposed pedestrian bridge over Christian St. because it will improve pedestrian safety.

The Wallingford Planning and Zoning Commission, at their meeting on Monday, August 12, 2024, they voted to deny:

1. **#102-24** – Re-subdivision request for Sunwood Development Corp. for a 13-lot subdivision under CT Statute 8-30g located at 1136 Durham Road – RU-40 (Residential) District
2. **#407-24** - Special Permit request Lost & Found Ventures, LLC for Excavation & Filling of Land- 8 Mansion Rd. – DD-40 (Commercial) District

WALLINGFORD PLANNING AND ZONING COMMISSION

*Steven Allinson*  
**Steven Allinson**  
STEVEN ALLINSON, SECRETARY

DATED AT WALLINGFORD

August 15, 2024

PUBLICATION DATES

April 16, 2024

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.

RECEIVED FOR RECORD

8/16/24

AT 10:05am AND RECEIVED BY

Krista Pango (UG) TOWN CLERK

**§4.13 WATERSHED PROTECTION OVERLAY DISTRICT (WPD)**

4/12/2

- A. Purpose – An overlay district which provides for additional conditions, standards and safeguards to the permitted uses of the underlying district in order to protect and maintain the surface waters of the Wallingford, Meriden and South Central Connecticut Regional Water Authority (SCCRWA) Public Drinking Water Supply Watersheds to a quality consistent with their use as the primary source of drinking water for Wallingford and area towns.
- B. Stormwater Management

In addition to the Stormwater Management requirements in §4.12 and Section VIII of the Water Division Water Technical Standards (latest edition), including standard details, the following additional requirements shall apply in the Watershed Protection District:

1. The following requirements for the treatment and management of stormwater runoff shall apply to all commercial, industrial, institutional, public authority or multi-unit residential developments within the Watershed Protection District.
  - a. Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited.
  - b. The Water Quality Volume (WQV) rainfall depth, as defined by the current Connecticut Stormwater Quality Manual, that falls upon the finished surface area of all impervious and semi-pervious areas (including but not limited to Portland cement concrete, bituminous concrete (asphalt), brick, paving stones, pavement millings, and “chip seal” pavement), and excluding the roofed area of all buildings, shall be treated with the below treatment train:

08/15/24

- (i) Diversion Structure – A manhole or catch basin structure located at the downstream end of the stormwater collection system designed to divert the WQV from the stormwater collection system to the following treatment train. The diversion structure shall include a weir or baffle wall to divert all volume in excess of WQV around the stormwater treatment system into the conventional stormwater management system.
    - (ii) Oil-water-grit separator – A multi-chambered, baffled, flow-through tank shall be located downstream of the diversion structure to remove and retain sediment, floatables, oils and greases from the WQV.
    - (iii) Filtration Basin – An open surface basin (separate from any stormwater detention basins required for peak flow attenuation) constructed with a sand filter bottom and underdrain pipe system designed to hold and filter the WQV. The treated stormwater will discharge to a stormwater detention basin required for peak flow attenuation or a watercourse downstream of the site.
  - c. Prior to the Commission acting on the application, a review of projects located within a Watershed Protection District shall be completed by the Wallingford Water Division and comments and recommendations submitted to the Commission.
  - d. A minimum 100-foot buffer must be maintained between any surface waters and the developed land area located in the Watershed Protection District. This buffer shall be measured from the edge of the surface water.

TOWN OF WALLINGFORD  
Department Of Public Utilities  
Water and Sewer Divisions  
Engineering Section

377 South Cherry Street  
Wallingford, Ct 06492  
Phone 203-949-2672  
Fax 203-949-2678

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## INTEROFFICE MEMORANDUM

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**TO:** KEVIN PAGINI, TOWN PLANNER  
**FROM:** SCOTT SHIPMAN, SENIOR ENGINEER, WATER AND SEWER DIVISIONS  
**SUBJECT:** APPLICATION ZONING TEXT AMMENDMENT FOR WATER QUALITY VOLUME SECTION 4.13 B 1 b

**DATE:** JUNE 20, 2024  
**CC:** J. PAWLOWSKI; A. KAPUSHINSKI

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The current Planning and Zoning Regulations Section 4.13 – Watershed Protection Overlay District (WPD) includes provisions for treating stormwater to protect the surface water supply for the Town of Wallingford. Section 4.13 B.1.b defines the Water Quality Volume (WQV) to be treated as the first 1.0” of rainfall. The Regulations match the recommendations for the 2004 Connecticut Stormwater Quality Manual, developed by the Connecticut Department of Energy and Environmental Protection (DEEP).

Effective March 30, 2024, the DEEP has issued an updated Connecticut Stormwater Quality Manual that defines the WQV as the first 1.3” of rainfall. Therefore, the Water Division recommends updating the Planning and Zoning Regulations to match the new WQV definition. To prevent the Regulations from being out of step with future updates to the Connecticut Stormwater Quality Manual, it is recommended that the Regulations be updated to refer to the manual itself, rather than listing a specific WQV. Therefore, the Water Division requests that Regulation 4.13 B.1.b be updated as follows:

**Current:**

The Water Quality Volume (WQV) as defined by the first 1.0” of rainfall that falls upon the finished surface area of all impervious and semi-pervious areas (including but not limited to Portland cement concrete, bituminous concrete (asphalt), brick, paving stones, pavement millings, and “chip seal” pavement), and excluding the roofed area of all buildings, shall be treated with the below treatment train:

**Revised:**

The Water Quality Volume (WQV) rainfall depth, as defined by the current Connecticut Stormwater Quality Manual, that falls upon the finished surface area of all impervious and semi-pervious areas (including but not limited to Portland cement concrete, bituminous concrete {asphalt}, brick, paving stones, pavement millings, and “chip seal” pavement), and excluding the roofed area of all buildings, shall be treated with the below treatment train:

Sections (i), (ii), and (iii) under B.1.b shall remain unchanged.