



**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
*Wednesday, February 18, 2026*  
*7:00 PM*  
*Town Council Chambers, 505 Silas Deane Highway*

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<b>Chairman</b>	Joseph Hammer	<b>Members:</b>	Christopher Brechlin	<b>Alternates:</b>	Joseph Ercolani
<b>Vice Chairman</b>	Peter Leombruni		Tom Dean		Anna Laurie
<b>Clerk</b>	Anthony Homicki		David Drake		Paul Thompson
			Dave Edwards		
			Tracy Gionfriddo		
			Richard Roberts		

**1. CALL TO ORDER**

**1.1 ROLL CALL & SEATING OF ALTERNATES** (5 members required for a quorum)

**2. OLD BUSINESS**

**3. NEW BUSINESS**

**3.1 Public Hearing-Adoption of the [2025 10-year Plan of Conservation and Development](#)** in accordance with Section 8-23 of the Connecticut General Statutes (CGS).

**3.2 Adoption of the [2025 Municipal Affordable Housing Plan](#)**

**4. OTHER BUSINESS**

**4.1 Pre-Application** – 657 Silas Deane Hwy

**4.2 Subdivision Application 2222-25-Z-90** Filing Extension Request – 1730 Berlin Turnpike

**4.3 Nomination and Election of Representative(s)** to Capitol Region Council of Governments

**5. MINUTES**

**5.1** February 3, 2026

**6. PUBLIC COMMENT** (On Non-Agenda Items)

**7. CORRESPONDENCE**

**7.1** Connecticut Federation of Planning and Zoning 78<sup>th</sup> Annual Conference

**8. STAFF REPORTS**

**9. APPLICATIONS RECEIVED TO BE HEARD AT FUTURE MEETINGS**

**10. ADJOURNMENT**

If you wish to review the applications on file, please email [planning@wethersfieldct.gov](mailto:planning@wethersfieldct.gov), or call 860-721-2838 or visit the Community Development Office. (To submit comments or emails, the deadline is 3:00 p.m. on the day of the meeting. Please include your name and address as it will be read into the record). The meeting packets including application materials will also be posted on the Town website at <https://Wethersfieldct.gov> under [Key links - Agendas & Minutes](#).

February 9, 2026

**TO: WETHERSFIELD PLANNING AND ZONING COMMISSION**

**REPORT ON UPDATE TO POCD-2025-5: A comprehensive update to the municipal POCD.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-23h(4) of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. Staff commends the strides taken within this POCD update. This comprehensive does an excellent job at not only outlining actions that align with the Regional Plan of Conservation and Development (POCD) but also goals outlined in the previous Wethersfield POCD. The new zoning map planned in this update would expand the potential for vibrant economic development as well as the diversification of local housing stock to provide housing choice and opportunity for persons of all backgrounds. A direct example of alignment is the municipal plan's strategy to "Provide a diversity of housing choices" is aligned with the regional plan's goal to "Diversify the region's housing stock." Additional points of alignment include using streetscape improvements as a way to connect commercial destinations and support economic development, enhancing conditions for mobility accessibility and choice through a series of bike/ped and transit actions, and implementing appropriate preservation tactics to preserve natural resources and open space. CRCOG looks forward to working with the municipality to accomplish many of the actions and strategies that identify CRCOG as a partner in the plan.

The public hearing date has been scheduled for 2/18/2026.

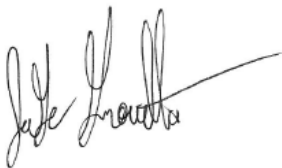
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**DISTRIBUTION:** Planner: Rocky Hill, Glastonbury, East Hartford, Newington, Hartford

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

William Rice, Vice Chairman  
Regional Planning Commission



Jacob Knowlton  
Community Development Planner



Brown Paindiris & Scott, LLP

February 12, 2026

Wethersfield Town Hall  
505 Silas Deane Highway  
Wethersfield, CT 06109  
ATTN: Mr. David Elder, Town Planner

**Re: 90-day Extension Request for 1730 Berlin Turnpike, Wethersfield, CT**

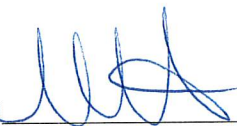
Dear Mr. Elder:

The purpose of this letter is to hereby respectfully request a 90-day extension to allow the applicant to prepare and record the mylars associated with Mr. Ghanshyam Patel's Application 2222-25. The applicant's counsel requires additional time to draft the cross-lot utility and access easements associated with the subdivision, which easements must be filed simultaneously with the mylar.

Thank you in advance for your consideration in this matter.

Very truly yours,

BROWN PAINIDIRS & SCOTT LLP

BY:  \_\_\_\_\_

Mackenzie R. Angels, Esq.



**WETHERSFIELD**  
**ECONOMIC & COMMUNITY DEVELOPMENT**  
[Economicdevelopment@wethersfieldct.gov](mailto:Economicdevelopment@wethersfieldct.gov)  
[Planning@wethersfieldct.gov](mailto:Planning@wethersfieldct.gov)  
 (860) 721-2838

**Pre-Application Review Form**

<b>Project Title</b>	657 SILAS DEANE LLC
<b>Property Address</b>	657 Silas Deane Hwy. Wethersfield, CT 06109
<b>Existing Zoning</b>	_____ <b>Site Acreage</b> _____
<b>Property Owner</b>	657 SILAS DEANE LLC -Carmine Gugliotti
<b>Address</b>	1969 Silas Deane Hwy, Rocky Hill, CT 06067
<b>Telephone</b>	860-794-8216
<b>E-Mail</b>	cg1omc@gmail.com
<b>Applicant/Agent Name</b>	Carmine Gugliotti
<b>Address</b>	8 Monticello Dr. Wethersfield, CT 06109
<b>Telephone</b>	860-794-8216
<b>E-mail</b>	cg1omc@gmail.com

**Project Description:** (Attach written narrative)

**Proposed Drive Thru for "NEIL'S DONUTS"**

It is suggested that the following information is submitted with this form:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Building Floor Plans       | <input type="checkbox"/> Exterior Elevations    |
| <input type="checkbox"/> Photographs          | <input checked="" type="checkbox"/> Landscape Plans | <input type="checkbox"/> Lighting Plans/Details |
| <input type="checkbox"/> Sign Details         | <input type="checkbox"/> Material Listing           |   |
- ✓ AS BUILT PLAN*
- ✓ SHOWING PARKING IN ZEV LINE*
- ✓ LETTER OF INTENT*

I understand that in accordance with C.G.S Section 7-159b I have requested a Pre-Application Review with the Town of Wethersfield Planning and Zoning Commission and/or Town Staff. I further understand that any plan or ideas presented, or the comments made by any Commission member or staff are non-binding in the event an application is made later. I understand that the Pre-Application Review shall be considered only informational and advisory in nature and no development rights shall attain to the review or consideration of any proposed project. The filing of a Pre-Application Review is not a formal development application and does not initiate the processing time frames of the Connecticut General Statutes.

**Applicant's Signature:** 

**Date:** 2-6-26





**657 C SILAS DEANE HIGHWAY WETHERSFIELD LETTER OF INTENT (LOI)**

Date Effective: February 2, 2026

**I. THE PARTIES.** This real estate letter of intent ("LOI") comprises the basic terms of an agreement between Neil's Donuts - Neil R. Bukowski Jr. (the "Tenant") with a mailing address of 211 S MAIN ST, C-1, MIDDLETOWN, Connecticut, 06457 and 657 Silas Deane LLC/Carmelo Gugliotti (the "Landlord") with a mailing address of 657 Silas Deane Hwy, Wethersfield, Connecticut, 06109. This letter lays the groundwork for a more formal agreement between the Parties and is non-binding intended solely as summary of proposed terms.

**II. THE PROPERTY.** The property referred to in this letter (the "Property") is located at 657 C Silas Deane Hwy, Wethersfield, Connecticut, 06109. The Property is described as commercial and comprises approximately 4800 square feet. Tenant shall have non-exclusive rights to all common areas and parking areas, and exclusive rights to the drive-thru circulation area, subject to the Lease.

**III. PERMITTED USE:** Primary Use: Quick-service restaurant specializing in donuts, coffee, beverages, and related food items, including drive-thru service. Ancillary Uses: Food and beverage preparation, take-out, delivery, and other customary uses consistent with the foregoing. Landlord shall not unreasonably restrict Tenant's use so long as it is consistent with this section.

**IV: TENANT INTENT:** Tenant is committed to this location. No other Neil's Donuts will be built or opened during the construction of this one.

**V. LEASE TERMS:** The Landlord and Tenant agree to the following terms:

A. Security Deposit: Tenant has delivered a \$5,000 security deposit, which William Raveis Real Estate is holding in its escrow account. This deposit is intended to demonstrate Tenant's strong interest and good-faith intent to proceed. The deposit shall be fully refundable to Tenant in the event that Town approval for the proposed drive-through use is not granted.

B. Rent: The Landlord and Tenant agree to a rent of \$10,000. Payments shall be made monthly. The first payment shall be made on TBD. Rent will be due the 1<sup>st</sup> of every month.

C. Lease Period. The Landlord and Tenant agree to a fixed term lease. The lease begins on May 1, 2026, and ends on April 30, 2036.

D. Late Rent: Rent is considered late if it is unpaid ten (10) days after it is due. The penalty for late rent is TBD.

E. Renewal: Upon expiration of this lease, Tenant shall have the option to renew the lease for a period of ten years (TBD).

F. Subletting: The Parties agree that Tenant shall not be able to sublet the property.

G. Furnishings: The Landlord shall provide the following furnishings for the Tenant to use: Vanilla Shell.

Landlord shall deliver the Premises in Vanilla Shell condition, including at a minimum:

- Roof, foundation, and structure complete and watertight
- Exterior walls, doors, and windows complete
- HVAC system suitable for QSR use
- Electrical service of not less than **300 AMP** delivered to the building
- Plumbing stub-outs and grease trap if required by code
- Relocation of rear door as discussed
- Completion of drive-thru circulation and exterior site work

Tenant Improvements: Tenant shall be responsible for all interior build-out beyond the Vanilla Shell.

H. Drive -Thru Approval:

- The Lease shall be contingent upon municipal approval of drive-thru use.
- Landlord shall reasonably cooperate with all applications and approvals.

If approvals are not obtained by \_\_\_ date (select one):

- Option A: Either party may terminate the transaction without further obligation.
- Option B: Tenant may terminate without penalty.

I. Expenses: The Tenant is required to pay for the following expenses in addition to rent: NNN. NNN includes the following. Tenant shall pay its proportionate share of operating expenses, including common area maintenance (CAM), real estate taxes, and insurance, subject to the following exclusions: Excluded from NNN: Roof, foundation, and exterior structural repairs; Capital repairs and replacements (except properly amortized items), Landlord administrative and management overhead; and Drive-thru Site Work. Tenant shall pay for own signage.

J. Parking: The Tenant shall have approximately 100 (TBD) shared parking spaces. Parking shall remain available during Tenant's normal business hours. No material reduction in parking without Tenant's consent, not unreasonable withheld.

K. Exclusivity: Landlord shall not lease space within the property to another tenant whose primary business is donuts, coffee-centric quick-service restaurant operations, or a substantially similar use, for the duration of the initial term and any renewal term.

L. Signage: All signage subject to municipal approval and reasonable Landlord design criteria.

M. Insurance and Indemnification (Conceptual): Tenant shall maintain commercial general liability insurance. Landlord shall maintain property insurance. Mutual indemnification provisions consistent with market standards shall apply.

**VI. CURRENCY:** All mentions of currency or the usage of the "\$" icon shall be known as referencing to the United States dollar.

**VII. GOVERNING LAW:** This LOI and Lease shall be governed by the laws of the State of Connecticut

**VIII. NON-BINDING NATURE:** This LOI is non-binding and subject to execution of a mutually acceptable Lease Agreement prepared by Attorneys.

**IX. ADDITIONAL TERMS AND CONDITIONS:** This transaction is only to be executed upon: (1): an approval for a drive-thru by the Town of Wethersfield. (2): Adequately sized HVAC unit to be provide by the Landlord; (3): 300 AMP Electrical; (4): Relocate Back Door; (5): Vanilla Shell as noted in Section IIIIG; (6): Rent not due until completion of buildout and store is open for business.

Tenant Signature:  Date: 2/2/26

Neil R. Bukowski, Jr.

Landlord Signature:  Date: 2-2-26

657 Silas Deane LLC/Carmelo Gugliotti



**Neil's Donut, LLC**  
 211 S MAIN ST  
 MIDDLETOWN CT 06457

3880



51-7011/2111

DATE 2/2/26

PAY TO THE ORDER OF WILLIAM RAVEIS

\$ 5000.00

FIVE THOUSAND AND 00/100

DOLLARS

**\*Citizens\***

OR SECURITY DEPOSIT FOR 657C SUNDAY



Security Features Details on back

⑈003880⑈ ⑆211170114⑆ 2236833528⑈

ZONING TABLE			
PROPERTY IS LOCATED IN A TC ZONE			
GENERAL PROVISION	REQUIRED/ALLOWED	TAX MAP 205 LOT 72 #657 EXISTING	TAX MAP 205 LOT 72 #657 PROPOSED
MIN. LOT SIZE	N/A	100,209 S.F.	100,209 S.F.
MIN. LOT FRONTAGE	N/A	277.86'	277.86'
MIN. FRONT YARD	25'	108.1'	108.1'
MIN. SIDE YARD	12'	27.9'	27.9'
MIN. REAR YARD	10'	120.4'	120.4'
MAX. BUILDING COVERAGE	50%	14.8%	14.8%
MAX. IMPERVIOUS COVERAGE	100%	83.8%	80.3%
MAX. BUILDING HEIGHT	40'	< 40'	< 40'

PARKING TABLE		
	#657	#675-687
PARKING REQUIRED: RETAIL / SERVICE USES: 5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA		@28,849 S.F. / 1,000 S.F. = 28.849 = 135 SPACES REQUIRED
PARKING REQUIRED: TO BE DETERMINED BY THE COMMISSION (SCHOOL / INSTITUTE OF COSMETOLOGY)	MAX. 110 STUDENTS / STAFF / CLIENTS PER SESSION	
EXISTING PARKING	115 SPACES	128 SPACES *
PARKING PROPOSED	116 SPACES	128 SPACES *

\* #57-71 WELLS ROAD HAS RIGHT TO USE 20 PARKING SPACES OVER SOUTHWEST PORTION OF #687 SDH  
EXISTING CROSS PARKING AGREEMENTS ARE PROVIDED BETWEEN #657 & #687 PARCELS

PLANT SCHEDULE					
QUANTITY	LATIN NAME COMMON NAME	MIN. SIZE	TYPE	COMMENTS	MATURE HEIGHT
<b>DECIDUOUS TREES</b>					
8	<i>Carpinus Betulus</i> 'Frans Fontaine' Frans Fontaine Hornbeam	2" Caliper	B&B	Straight Trunk	40'
<b>CONIFEROUS TREES</b>					
3	<i>Pinus Strobus</i> White Pine	6' Height	B&B	Dense	60'

**GENERAL MAINTENANCE SUGGESTIONS FOR ALL PLANTINGS**

PROVIDE SUPPLEMENTAL WATERING IN TIMES OF DROUGHT. PESTICIDE OR INSECTICIDE APPLICATIONS SHALL BE MADE BY LICENSED APPLICATORS ONLY. RENEW MULCH ON A YEARLY BASIS. REMOVE OLD MULCH, IF REQUIRED, TO PREVENT MULCH BUILD-UP ON TRUNKS OF TREES AND PLANT STEMS. MAINTAIN GRASS MOWING AT APPROXIMATELY 2 1/2" - 3" HEIGHT. APPLY PLANT AND LAWN FERTILIZERS AND OTHER LAWN CARE PRODUCTS AS NEEDED AND AT THE PROPER TIME OF YEAR. AERATE LAWNS ONCE ANNUALLY. MAINTAIN MULCHED TREE SAUCERS TO PREVENT MOWER OR TRIMMER DAMAGE TO TREE BARK.

**LANDSCAPE PLANTINGS MAINTENANCE SCHEDULE**

**CARPINUS BETULUS 'FRANS FONTAINE'** - MAINTAIN BRANCHING AT APPROXIMATELY 6 FT. ABOVE GROUND SURFACE. PRUNE DEAD OR DISEASED WOOD. ARBORIST SHALL CHECK MINIMUM ONCE PER YEAR DURING GROWING SEASON FOR INSECTS OR DISEASES AND TREAT ACCORDINGLY. DO NOT MOUND MULCH AGAINST TREE TRUNK.

**PINUS STROBUS** - PRUNE DEAD AND DISEASED WOOD. DO NOT SHEAR WHEN PRUNING. HAND PRUNING ONLY. ARBORIST SHALL CHECK MINIMUM ONCE PER YEAR DURING GROWING SEASON FOR INSECTS AND DISEASES AND TREAT ACCORDINGLY. FERTILIZE ONCE PER YEAR. DO NOT MOUND MULCH AGAINST TREE TRUNK.

**SEED BED PREPARATION**

1. THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED ON THE DESIGNATED AREAS AND EVENLY SPREAD TO A DEPTH OF AT LEAST SIX (6) INCHES. IT SHALL BE IN SUFFICIENT DEPTH TO COMPENSATE FOR ANY SHRINKAGE AND THE TOPSOIL SHALL BE MEASURED PERPENDICULAR TO THE PLANE OF THE FINISHED GRADE. IRREGULARITIES IN THE SURFACE RESULTING FROM OPERATIONS THEREOF SHALL BE CORRECTED TO PREVENT THE FORMATION OF DEPRESSIONS WHERE WATER WILL STAND. TOPSOIL SHALL NOT BE PLACED OR WORKED WHEN IT IS FROZEN, EXCESSIVELY DRY OR WET OR IN A CONDITION OTHERWISE DETRIMENTAL TO THE PROPOSED SEEDING.
2. APPLY COMMERCIAL FERTILIZER, LIME AND ANY OTHER SOIL ADDITIVES ACCORDING TO THE REQUIREMENTS AND RATES RECOMMENDED BY SOIL TEST RESULTS.

**SEED MIXTURE:**

- 30% DALLAS TALL FESCUE
- 30% FALCON IV TALL FESCUE
- 30% SUNGAZER TALL FESCUE
- 10% SPF 30 TEXAS HYBRID KY BLUEGRASS

SEED AT THE RATE OF 3-4 LBS./1,000 SQ. FT. SEED AVAILABLE AT THE CHAS. C. HART SEED CO. WETHERSFIELD, CT.

TOWN OF WETHERSFIELD MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	1.93 Ac.	1.93 Ac.
POST-DEVELOPMENT	1.85 Ac.	1.82 Ac.
NET CHANGE (+ OR -)	-0.08 Ac.	-0.08 Ac.

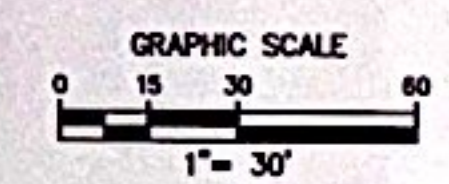
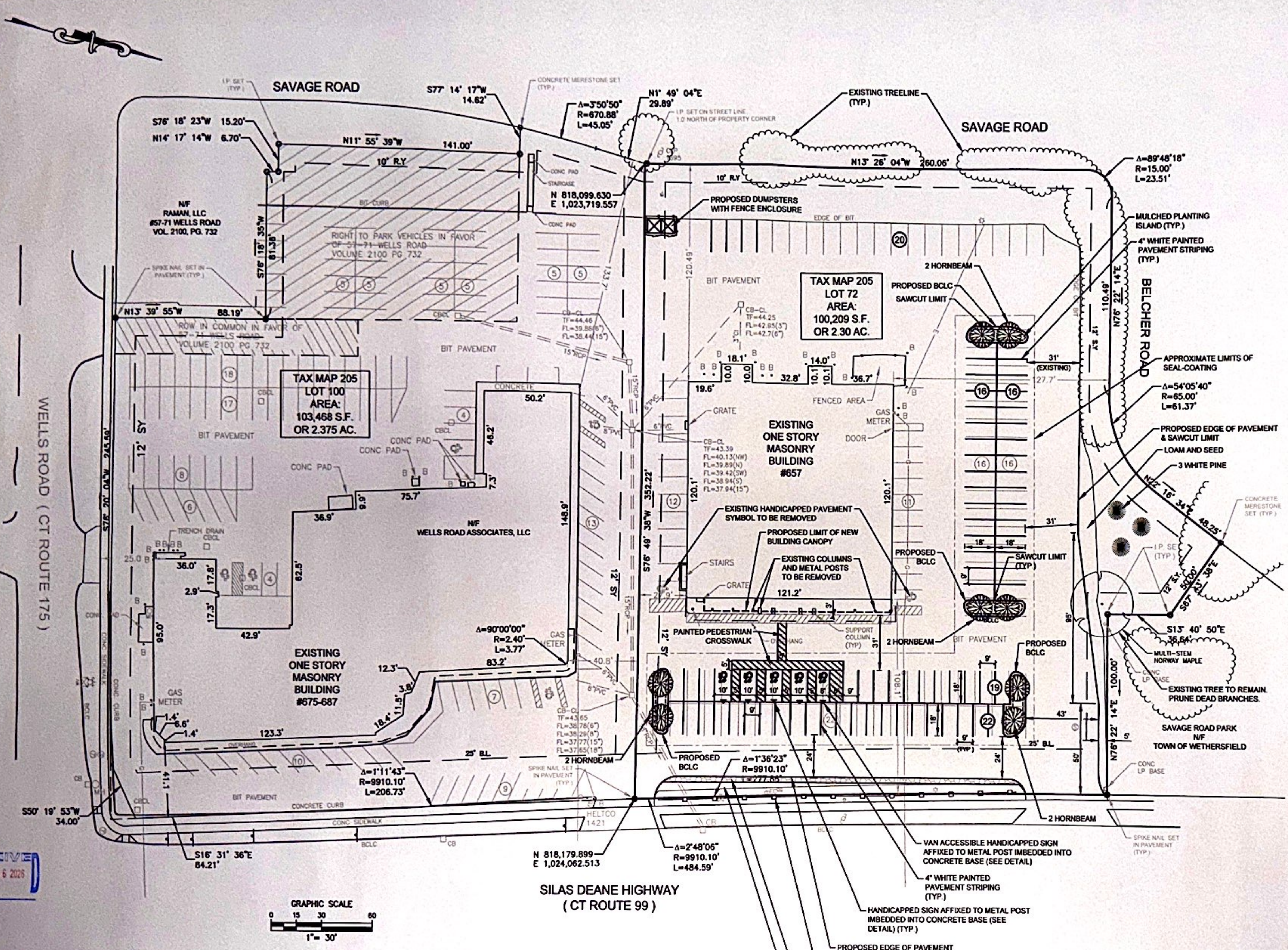
APPROVED  
DATE \_\_\_\_\_ BY \_\_\_\_\_ CHAIRMAN  
WETHERSFIELD PLANNING & ZONING COMMISSION

**SITE PLAN**

PREPARED FOR  
**INTERNATIONAL INSTITUTE OF COSMETOLOGY**  
657 SILAS DEANE HIGHWAY  
WETHERSFIELD, CONNECTICUT

Compiled D.F.S.  
P.C. Check  
Designed K.R.J.  
Drawn E.T.J.  
Checked C.Z.  
Scale 1"=30'  
Date 1/29/2022  
Sheet 3 of 5  
Job No.  
File No.

No.	Date	Description	Revisions
2	2/24/22	NORTH DRIVEWAY ALIGNMENT	
1	2/15/22	STAFF COMMENTS	



- LEGEND:**
- GUY WIRE
  - UTILITY POLE
  - LIGHT POLE
  - SPRINKLER VALVE
  - WATER GATE
  - HYDRANT
  - WATER MANHOLE
  - GAS GATE
  - HANDHOLE
  - ELECTRIC METER
  - GAS METER
  - ELECTRIC CONDUIT
  - ROOF LEADER
  - ELECTRIC MANHOLE
  - YARD DRAIN
  - CATCH BASIN
  - DRAINAGE MANHOLE
  - SEWER MANHOLE
  - TELEPHONE MANHOLE
  - GATE
  - OVERHEAD WIRES
  - ELECTRIC LINE
  - GAS LINE
  - TELEPHONE LINE
  - SANITARY SEWER PIPE
  - WATER LINE
  - CHAIN LINK FENCE
  - IRON FENCE

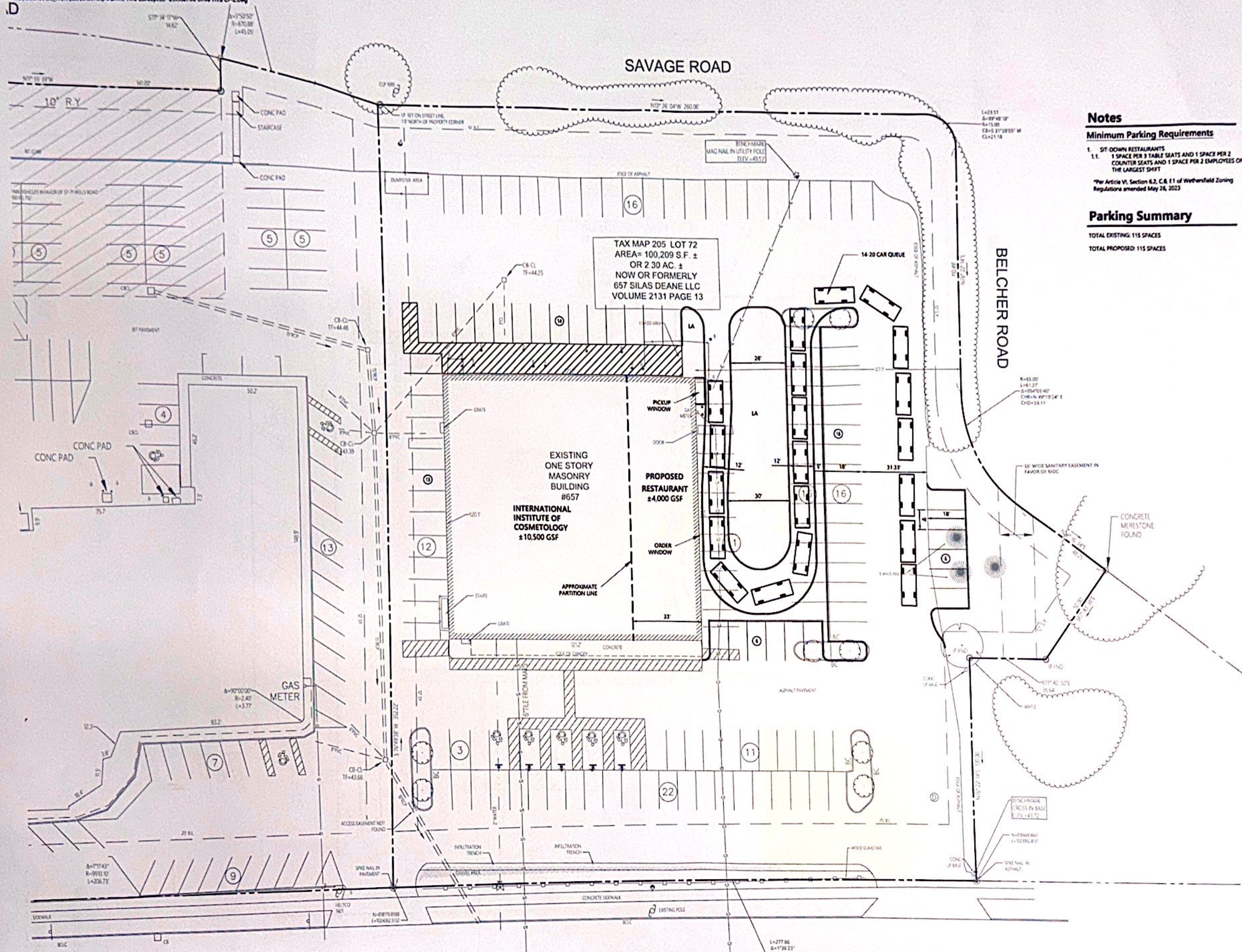
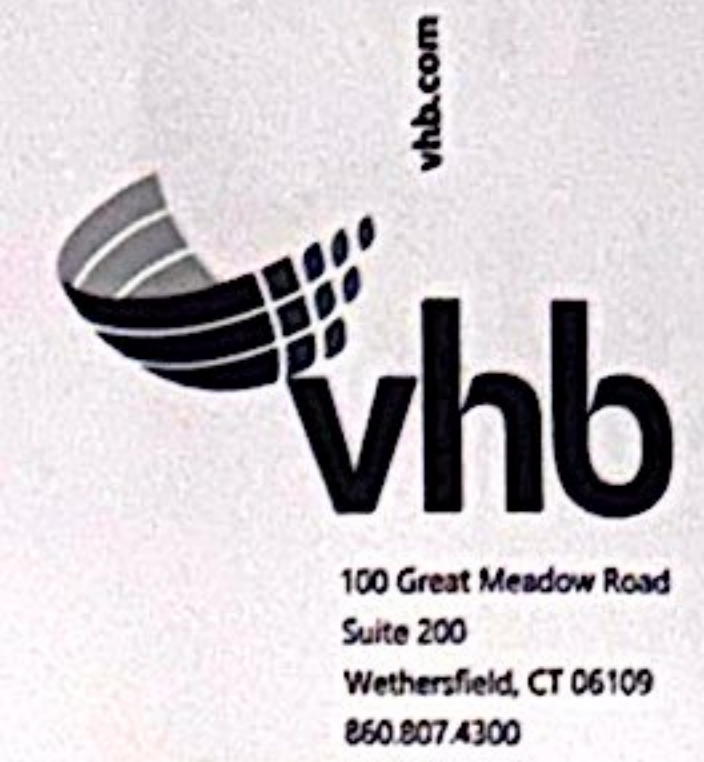
**NOTE:**  
CROSS PARKING AND ACCESS RIGHTS OVER THE ENTIRE PROPERTIES HAVE BEEN PROVIDED AND RECORDED IN VOL. 2128, PG. 877 OF THE WETHERSFIELD LAND RECORDS.

The location of the underground utilities shown on this plan have been obtained from the best available sources. The actual location of these utilities should be verified in the field by the contractor. There may be other utilities not shown on these plans. Any damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.

R:\CAM\WETHERSFIELD\657-687 Silas Deane Hwy\Drawings\SITE-PLANS.dwg

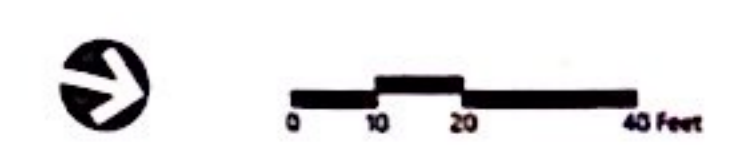






**Notes**  
**Minimum Parking Requirements**  
 1. SIT-DOWN RESTAURANTS  
 1.1. 1 SPACE PER 3 TABLE SEATS AND 1 SPACE PER 2 COUNTER SEATS AND 1 SPACE PER 2 EMPLOYEES ON THE LARGEST SHAFT  
 \*Per Article VI, Section 4.2, C.8, E.1 of Wethersfield Zoning Regulations amended May 26, 2023

**Parking Summary**  
 TOTAL EXISTING: 115 SPACES  
 TOTAL PROPOSED: 115 SPACES



**Proposed Restaurant w/ Drive Through**  
 657 Silas Deane Hwy  
 Wethersfield, CT

No.	Revision	Date	Author

Designed by: WJR  
 Checked by: RS  
 Date: December 9, 2025  
**Client Review**

Not Approved for Construction  
**Conceptual Site Plan**

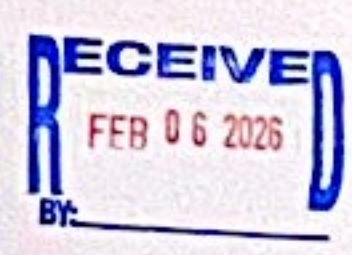
SILAS DEANE HIGHWAY  
 (CT ROUTE 99)

**Preliminary**

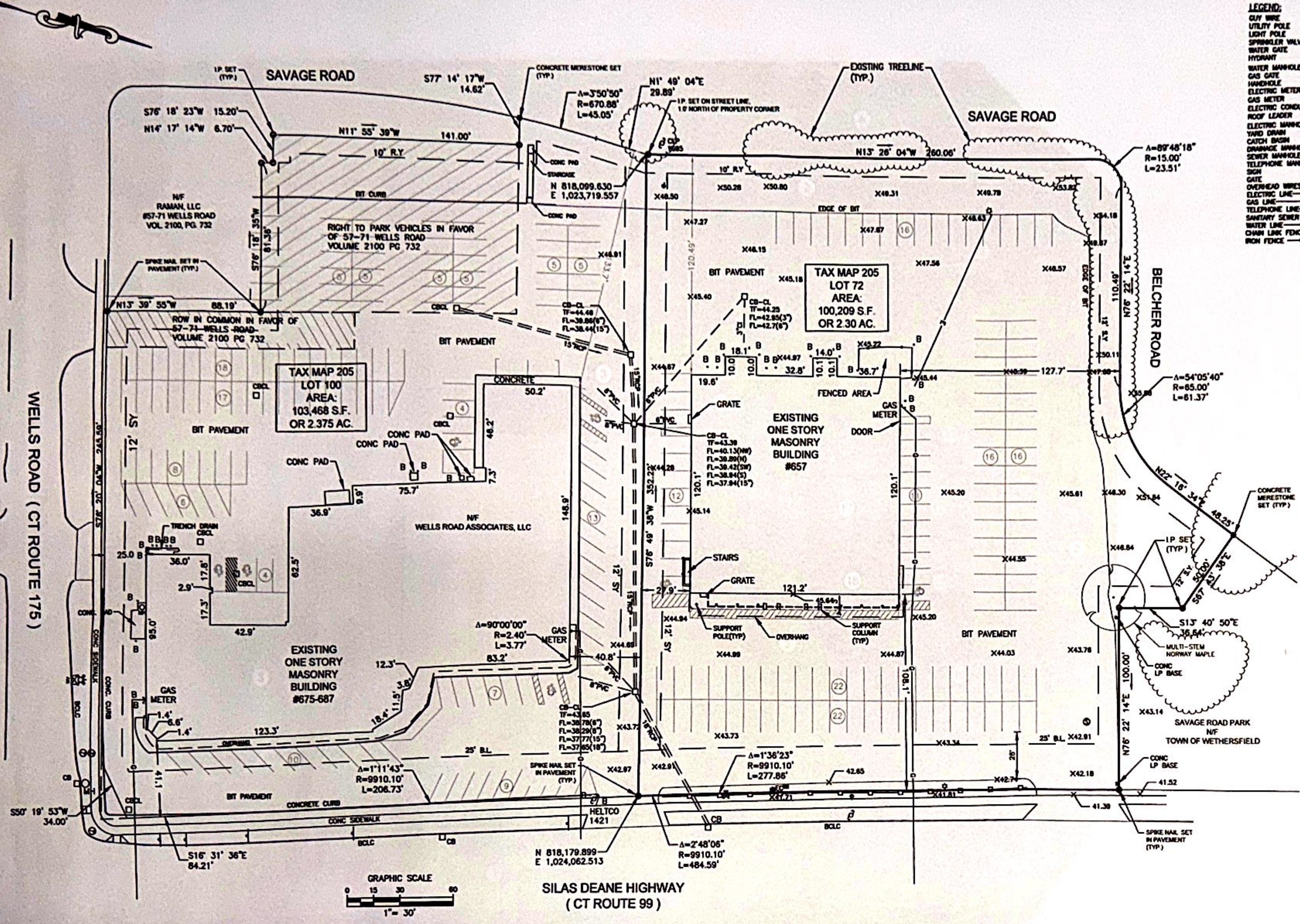
CP-2

Project Number: 43687.00

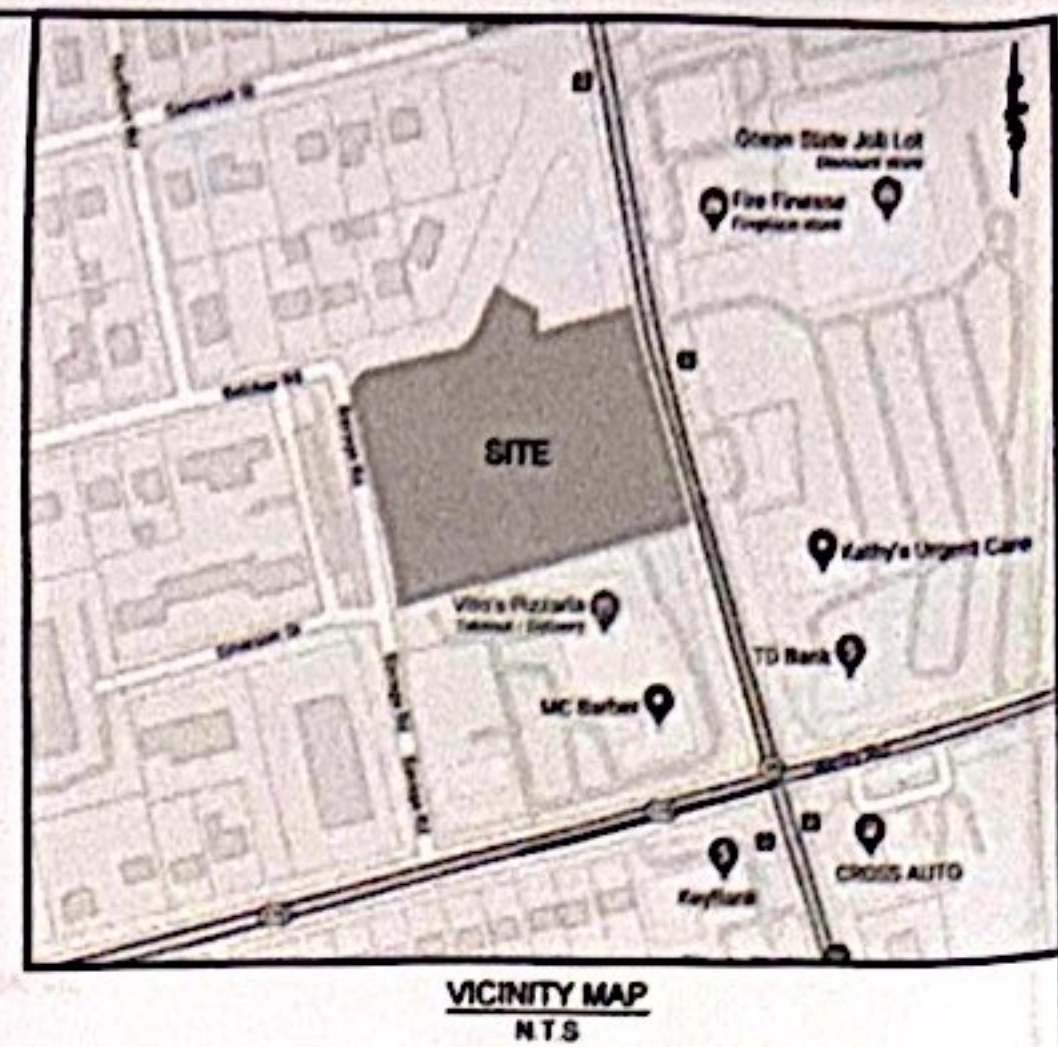
THIS PLAN IS COMPILED FROM AVAILABLE EXISTING INFORMATION AND IS FOR CONCEPTUAL PLANNING ONLY. FURTHER RESEARCH WILL BE REQUIRED TO VERIFY DIMENSIONS, ZONING REQUIREMENTS, WETLAND LIMITS, FIRE CODES, STATE AND LOCAL PERMITTING, PHYSICAL CONSTRAINTS ON SITE, AND TRAFFIC CIRCULATION.



Printed Tuesday, December 9, 2025 4:54:50 PM WWT/CJ/FF. Plotted Tuesday, December 9, 2025 4:55:00 PM WWT/RS/FF

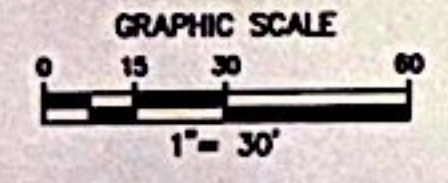


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  - TELEPHONE LINE
  - SANITARY SEWER PIPE
  - WATER LINE
  - CHAIN LINK FENCE
  - IRON FENCE



ZONING TABLE			
PROPERTY IS LOCATED IN A TC ZONE			
GENERAL PROVISION	REQUIRED/ALLOWED	TAX MAP 205 LOT 72 #657	TAX MAP 205 LOT 100 #675-687
MIN. LOT SIZE	N/A	100,209 S.F.	103,468 S.F.
MIN. LOT FRONTAGE	N/A	277.85'	290.94'
MIN. FRONT YARD	25'	25.0'	108.1'
MIN. SIDE YARD	12'	27.9'	40.8'
MIN. REAR YARD	10'	120.4'	133.7'
MAX. BUILDING COVERAGE	50%	14.8%	26%
MAX. IMPERVIOUS COVERAGE	100%	83.8%	92.4%
MAX. BUILDING HEIGHT	40'	< 40'	< 40'

PARKING TABLE		
	#657	#675-687
PARKING REQUIRED RETAIL / SERVICE USES: 5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA	@14,873 S.F. / 1,000 S.F. = 14.9 x 5 = 75 SPACES REQUIRED	@26,848 S.F. / 1,000 S.F. = 26.8 x 5 = 135 SPACES REQUIRED
EXISTING PARKING	115 SPACES	126 SPACES*
*#67-71 WELLS ROAD HAS RIGHT TO USE 20 PARKING SPACES OVER SOUTHWEST PORTION OF #687 SDH. EXISTING CROSS PARKING AGREEMENTS ARE PROVIDED BETWEEN #657 & #687 PARCELS.		



The location of the underground utilities shown on this plan have been obtained from the best available sources. The actual location of these utilities should be verified in the field by the contractor. There may be other utilities not shown on these plans. Any damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.

**NOTE:**  
CROSS PARKING AND ACCESS RIGHTS OVER THE ENTIRE PROPERTIES HAVE BEEN PROVIDED AND RECORDED IN VOL. 2128, PG. 877 OF THE WETHERSFIELD LAND RECORDS.

**MAP REFERENCES:**  
1. RESUBDIVISION MAP PREPARED FOR WELLS ROAD ASSOCIATES, LLC, 657-687 SILAS DEANE HIGHWAY, WETHERSFIELD, CONNECTICUT, SCALE: 1" = 30' DATE: 01/04/2021, LAST REVISED 6/14/21 BY CLOSE, JENSEN & MILLER, P.C.

- SURVEY NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED OCT. 26, 2018 AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUG. 29, 2019. THIS IS A PROPERTY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO LOCATIONS OF ALL BOUNDARY MONUMENTATION; APPARENT IMPROVEMENTS AND FEATURES; RECORD EASEMENTS AND VISIBLE EVIDENCE OF THE USE THEREOF; RECORD AND APPARENT MEANS OF INGRESS AND EGRESS; LINES OF OCCUPATION AND DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS OR OTHER IMPROVEMENTS.
  - HORIZONTAL DATUM IS BASED ON NAD83.
  - THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

By *Paul W. Humphreys*  
PAUL W. HUMPHREYS, L.S.  
LIC. NO. 12322

No.	Date	Description

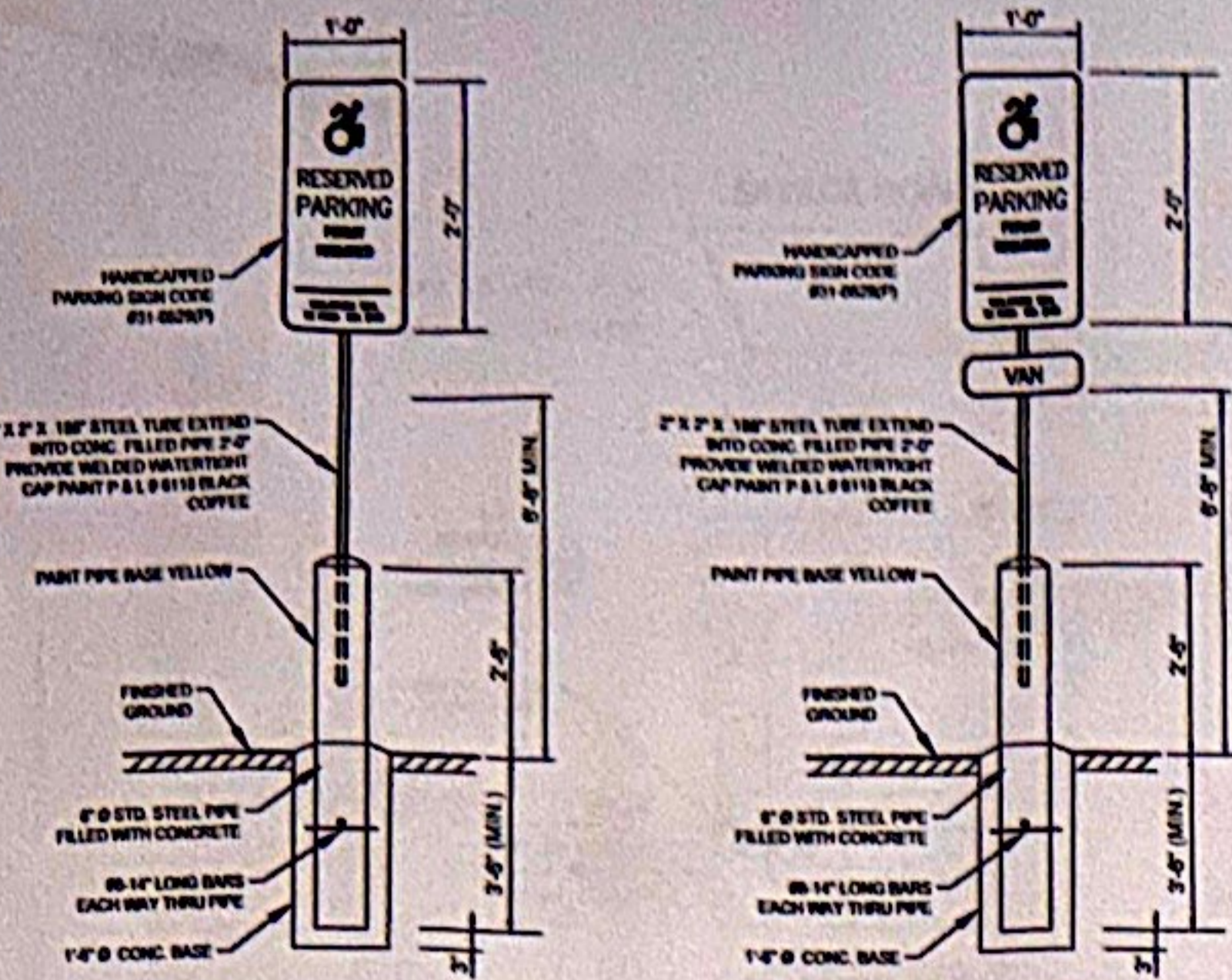
**APPROVED**

DATE \_\_\_\_\_ BY \_\_\_\_\_ CHAIRMAN  
WETHERSFIELD PLANNING & ZONING COMMISSION

**EXISTING CONDITIONS PLAN**

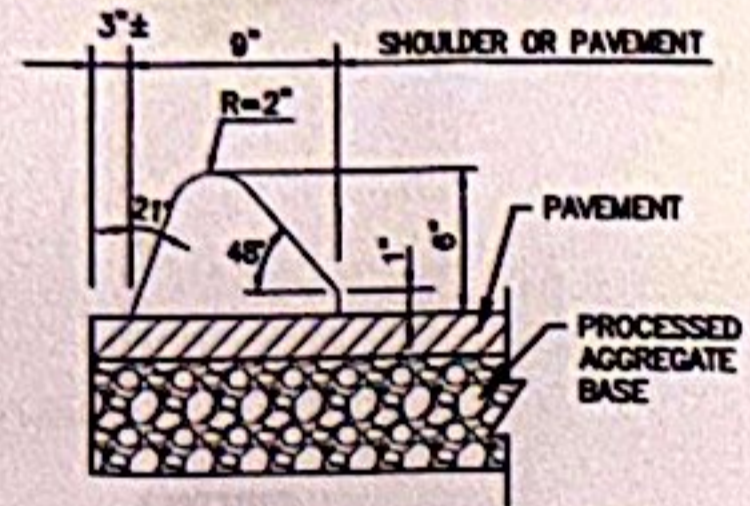
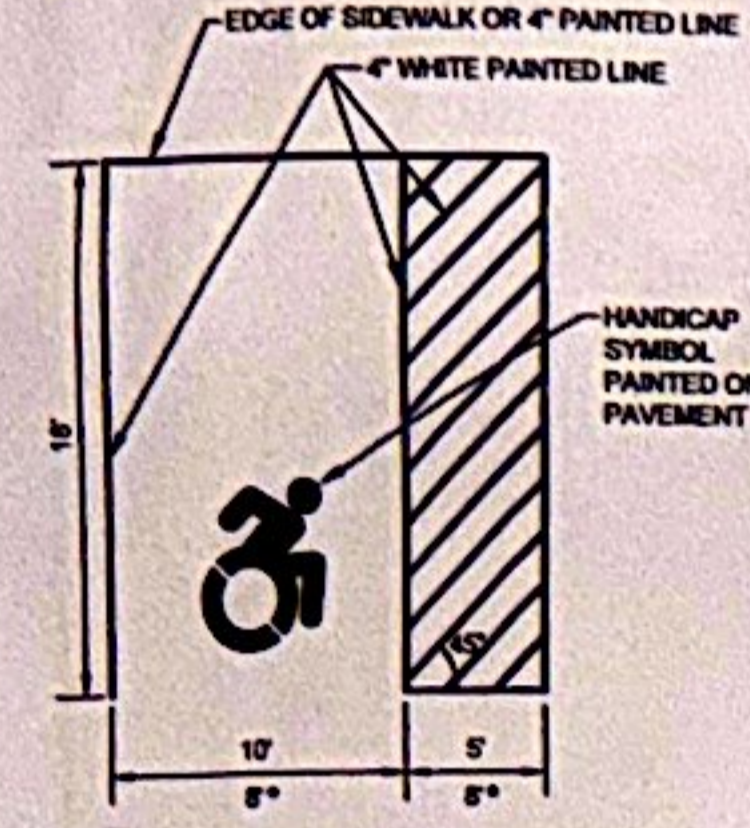
PREPARED FOR  
**INTERNATIONAL INSTITUTE OF COSMETOLOGY**  
657 SILAS DEANE HIGHWAY  
WETHERSFIELD, CONNECTICUT

Compiled D.F.S.  
P.C. Check  
Designed  
Drawn D.F.S.  
Checked P.W.H.  
Scale 1" = 30'  
Date 1/28/2022  
Sheet 2 of 5  
Job No.  
File No.

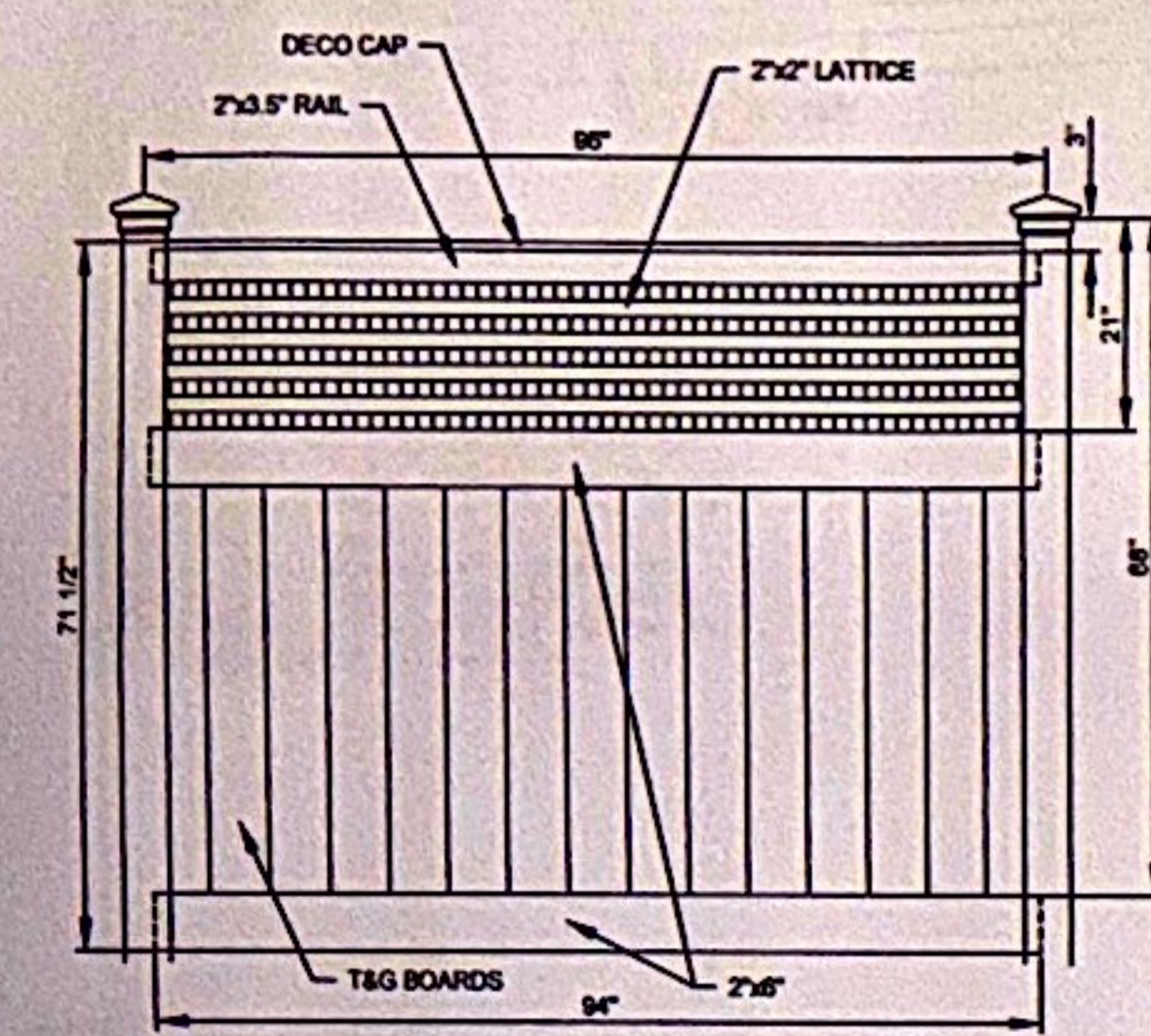


NOTE: HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

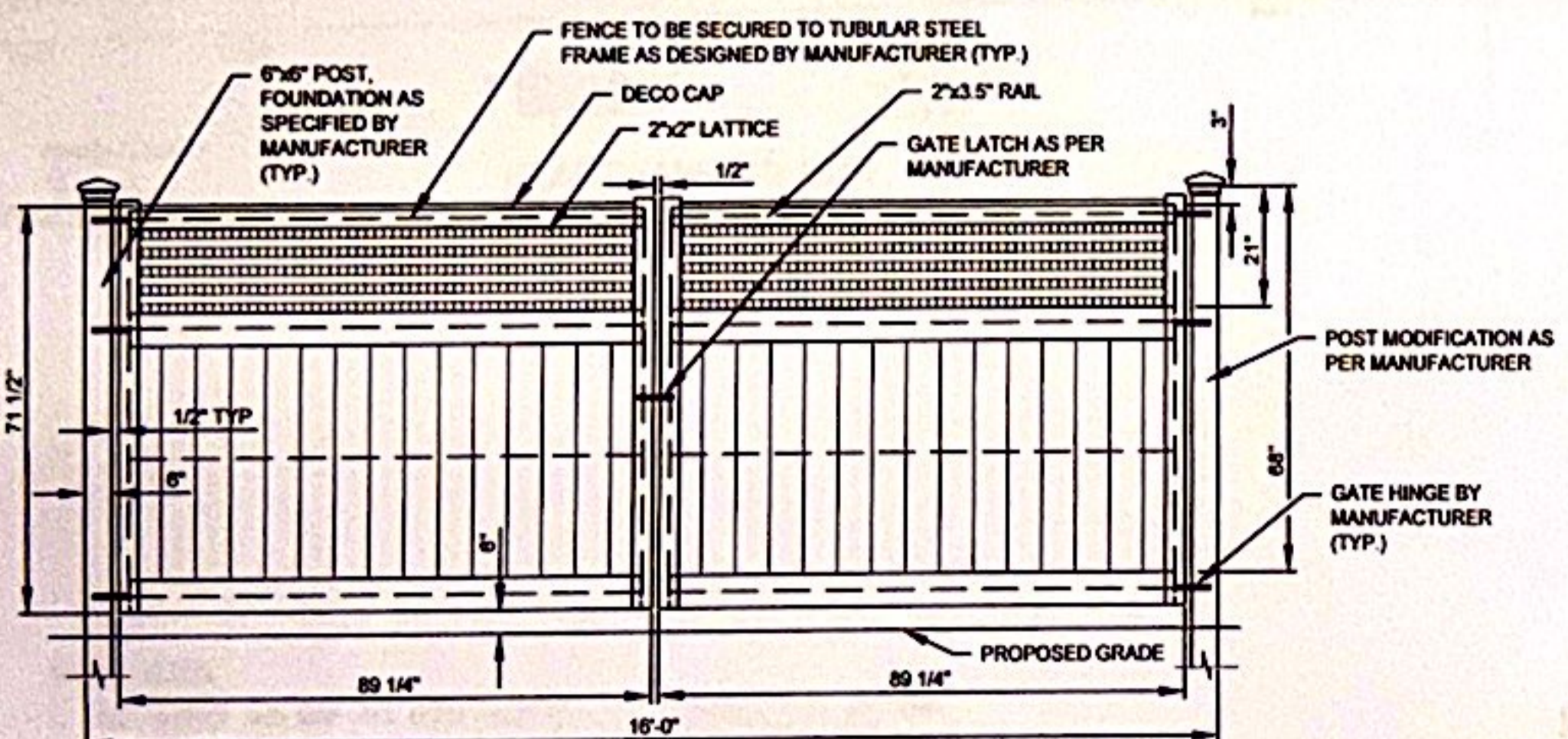
NOTE: HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.



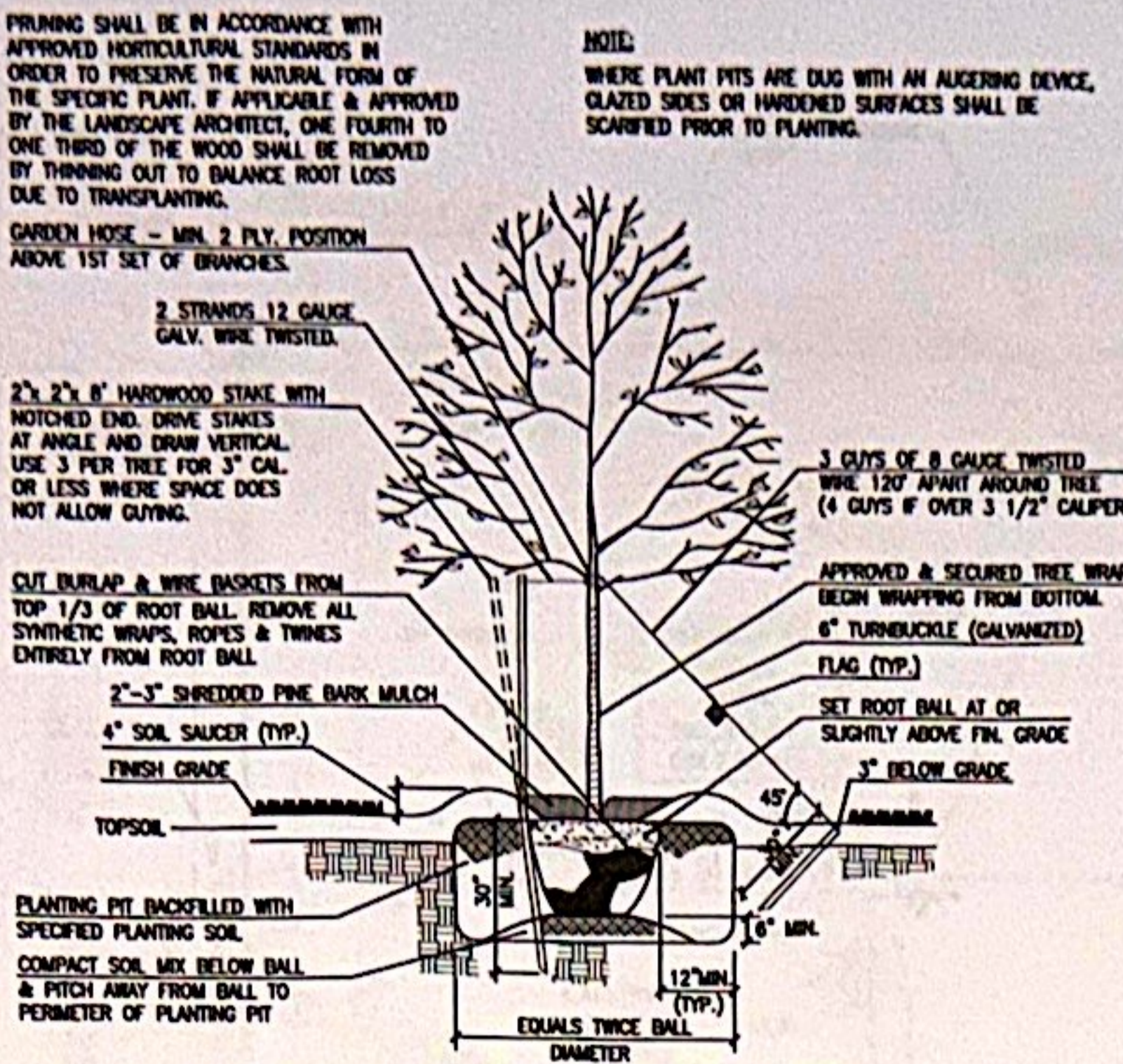
\* VAN ACCESSIBLE



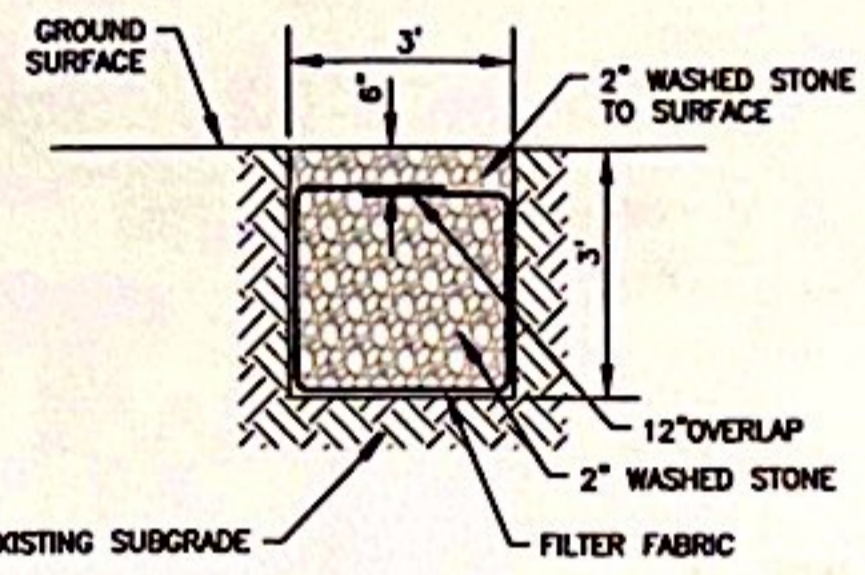
6' HIGH PVC PRIVACY FENCE WESTBROOK (AVAILABLE FROM ATLAS FENCE COMPANY 30 NORTHEAST INDUSTRIAL ROAD BRANFORD, CT 06405, 1-800-46-ATLAS)



6' HIGH PVC DUMPSTER ENCLOSURE WESTBROOK (SHALL MATCH WESTBROOK PRIVACY FENCE WITH GATE, FRAME, LATCH AND POST MODIFICATIONS AS PER MANUFACTURER ATLAS FENCE COMPANY 30 NORTHEAST INDUSTRIAL ROAD BRANFORD, CT 06405, 1-800-46-ATLAS)



NOTE: DECIDUOUS TREES 3" CALIPER OR LESS & EVERGREEN TREES 6" OR LESS TO BE STAKED.



STORMWATER INFILTRATION TRENCH

**ARTICLE VI 6.1 LANDSCAPING REQUIREMENTS**

- 6.1.D** Except where modified by the commission in the Village Business and Town Center Zones, at least 25% of any lot developed for non-residential use shall be maintained as landscaped area - Landscaped area proposed: 19.2%
- 6.1.E** Unless modified by the Commission, any lot developed for non-residential use shall provide:
  - a. A landscaped strip between the street line and the building line adjacent to the sidewalk right-of-way (except driveways) - No landscaped strip provided.
  - b. A minimum five foot (5') landscaped area between the side property line and any parking area - No landscaped area provided between 657 SDH and 675-687 SDH.
- 6.1.F** Perimeter Landscaped areas (front, side and rear) shall contain an equivalent number of trees equal to at least one deciduous tree at least 2.5 inches caliper for each 50 feet or part of thereof of perimeter - @ 1,320' / 50' = 27 trees required - 3 trees proposed and 1 tree to be preserved. Approximately 20 trees existing on abutting town R.O.W.
- 6.1.G** Unless modified by the Commission, any parking area accommodating 10 or more cars shall provide landscaped areas consisting of curbed islands, peninsulas or medians within the parking lot equal to at least 15 percent of the gross paved parking lot area - Gross parking area = 64,329 s.f. @ 15% = 9,649 s.f. required - Provided: 599 s.f.
  - 2. Such internal landscaped areas shall be provided with not less than one tree for each 10 cars in the parking area, suitably located in landscaped islands within the parking area so as to enhance the appearance of the lot - 116 parking spaces @ 10 cars / tree = 116 = 12 trees required - 4 trees proposed.
  - 3. Any planting islands used to satisfy this requirement shall have an area of not less than 160 feet, a width not less than 8 feet and shall be protected by curbing unless such curbing would inhibit the function of LID practices. (09/04/20) - both islands meet the requirements.
  - 4. Wherever possible, existing trees shall be saved by appropriate weeding or mounding and incorporated into parking lot islands - N/A
  - 5. Wherever possible, each island, median or peninsula required herein shall at a minimum contain at least one tree - 2 trees required - 4 trees provided.
  - 6. All rows of parking spaces shall be provided a terminal island to protect parked vehicles, define driveways, identify and provide circulation control, identify ingress and egress points for traffic control and provide space for landscaping - 5 rows of parking do not have a terminal island.
- 6.1.J**
  - 1. A landscape buffer shall be provided between dissimilar land uses or intensities or as may be required by the Commission: 15 foot buffer from Single Family Residential required - Less than 15' provided for a distance of 36' beginning at the Silas Deane Highway and proceeding westerly along northerly property line.
  - 2. Such landscape buffer be of suitable height and density to provide effective screening of neighboring uses and property. No landscaping proposed.
  - 3. Such landscape buffer shall contain adequate landscape materials to provide a visual barrier and shall consist of no fewer than two rows of suitable evergreen shrubs and trees of at least 6 - 8 feet in height, planted at a density sufficient to obscure lights and other visually objectionable items, staggered in adjoining rows or other landscaping treatment deemed acceptable by the Commission. No landscaping proposed.
  - 4. Where appropriate, in the judgment of the Commission, walls, fencing, or existing vegetation may be required as part of the required buffer. No walls or fencing proposed.
- 6.1.K**
  - 1. Site development shall be designed where possible so as to avoid locating parking and building if such would result in the removal of any existing significant trees. Whenever possible, existing vegetation and plant materials which are preserved may be used to meet all or part of the required landscaping. N/A
  - 2. Any tree for which credit is given shall be in a condition that encourages long-term survival and in a location that conforms to the intent and standards of this regulation.
  - 3. Existing trees which are to be preserved and receive credits shall be marked on the landscape plan. 1 tree preserved as noted on plan.
  - 4. The caliper of the preserved tree shall exceed 3 times the minimum tree caliper required herein to be considered for credit. Multi-stemmed.

APPROVED  
DATE \_\_\_\_\_ BY \_\_\_\_\_ CHAIRMAN  
WETHERSFIELD PLANNING & ZONING COMMISSION

No. Date Description Revisions		B. J. M. Close, Jensen & Miller, P. C. Consulting Engineers, Land Planners & Surveyors 1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375		Compiled P.C. Check Designed E.T.J. Drawn E.T.J. Checked K.R.J. Scale N.T.S. Date 1/28/2022	
No. Date Description Revisions				<b>CONSTRUCTION DETAILS</b> PREPARED FOR <b>INTERNATIONAL INSTITUTE OF COSMETOLOGY</b> 657 SILAS DEANE HIGHWAY WETHERSFIELD, CONNECTICUT	
No. Date Description Revisions					





# PLANNING AND ZONING COMMISSION MINUTES

*Wednesday, February 18, 2026*

*7:00 PM*

*Town Council Chambers, 505 Silas Deane Highway*

## 1. CALL TO ORDER

Chairman Hammer called the meeting to order, welcoming all to the Planning & Zoning Commission meeting, and asked Clerk Homicki to begin roll call.

### 1.1 ROLL CALL & SEATING OF ALTERNATES (*5 members required for a quorum*)

Member Name	Present	Absent
Joseph Hammer, Chairman	X	X
Peter Leombruni, Vice Chairman	X	X
Anthony Homicki, Clerk	X	X
Christopher Brechlin	X	X
Thomas Dean	X	X
David Drake	X	X
David Edwards	X	X
Richard Roberts	X	X
Tracy Gionfriddo	X	X
<b>Alternates:</b>	--	--
Paul Thompson	X	X
Joe Ercolani	X	X
Anna Laurie	X	X

**Also Present:** Town Planner, David Elder and members of the public.

Chairman Hammer noted that there were nine (9) members and one (1) alternate in attendance. He stated all nine (9) members will voting. Chairman Hammer explained the process and procedures of the meeting, along with the procedures of a public hearing.

## 2. OLD BUSINESS

**2.1 Application #2223-25-Z, KCH Trading Inc.,** seeking a Special Permit in accordance with Section 5.14 of the Wethersfield Zoning Regulations for the adaptive re-use of industrial building for Warehouse Supermarket use, located at 1000 Silas Deane Highway. (Continued from 11/18/2025)

Commissioner Dean motioned to “**APPROVE APPLICATION #2223-25-Z WITH THE CONDITIONS PRESENTED BY THE TOWN PLANNER**”, which was seconded by Commissioner Drake

**Vote:** All members including the Chairperson voted. The motion was **APPROVED** 9-0-0.

**2.2 Modification to Special Permit, #2104-22-Z**, 245 Main Street, seeking a Change of Use to Professional Office and Personal Services, and Parking Reduction and Modification, per sections 10.1.C.13, 10.1.D.E, and 6.2.C, D, submitted by 245 Old Wethersfield LLC.

Commissioner Drake motioned to “**CLOSE THE PUBLIC HEARING**”, which was seconded by Commissioner Roberts.

**Vote:** All members including the Chairperson voted. The motion was **APPROVED** 9-0-0.

Vice Chair Leombruni motioned to “**TO APPROVE PUBLIC HEARING #2104-22-Z, 245 MAIN STREET, FOR CHANGE OF USE TO PROFESSIONAL OFFICE AND PERSONAL SERVICES WITH PARKING REDUCTION/MODIFICATION PER SECTION 10.1.C.13, 10.1.D.E, AND 6.2.C,D, SUBMITTED BY 245 OLD WETHERSFIELD LLC, INCLUDING THE FOLLOWING CONDITIONS:**

1. **Hours of operation 7:00 a.m. to 7:00 p.m. for customer/client purposes;**
2. **Limitation to professional office and personal services and exclusion of medical office use;**
3. **Incorporation of the Town Engineer memo dated February 3, 2026, including the pipe removal/plugging approach as discussed;**
4. **Recognition of the off-site parking agreement, including specifying the number of off-site spaces (33) and that if the agreement lapses, is not renewed, is modified, or results in fewer spaces, the applicant must return to the Commission to address parking impacts/alternatives;**
5. **Reference to the parking agreement parties/dates as discussed (agreement between Charles C. Hart Seed Company and Nicholas Roman; dated May 14, 2024).”,** which was seconded by Commissioner Dean.

**Vote:** All members including the Chairperson voted. The motion was **APPROVED** 9-0-0.

**3. NEW BUSINESS – None**

**4. OTHER BUSINESS – None**

**5. MINUTES**

**5.1 January 21, 2026**

Commissioner Homicki motioned “**TO APPROVE THE JANUARY 21, 2026 MEETING MINUTES WITH A COMPLIMENT REGARDING THE QUALITY OF THE MINUTES AND CONSISTENCY WITH APPROVALS MADE THAT EVENING.**” Seconded by Vice Chair Leombruni.

**Vote:** All members including the Chairperson voted. The motion **PASSED** 9-0-0.

**6. PUBLIC COMMENTS (ON NON-AGENDA ITEMS) – None**

**7. CORRESPONDENCE**

**7.1 Connecticut Federation of Planning and Zoning Agencies**

The Town Planner referenced correspondence regarding the annual dinner for the Connecticut Federation of Planning and Zoning Agencies stating information would be included in the next packet. The Town Planner stated the event was expected to be March 26, 2026 at 7:00 p.m. at the Aqua Turf and noted the ticket price as approximately \$70.

**8. STAFF REPORTS**

**8.1 Proposed Procedural Change**

**8.2 Plan of Conservation and Development**

**9. APPLICATIONS TO BE HEARD AT NEXT PZC MEETING – March 3, 2026**

**10. ADJOURNMENT**

Commissioner Homicki motioned **“TO ADJOURN THE MEETING.”** Seconded by Commissioner Dean

**Vote:** All members including the Chairperson voted. The motion **PASSED** 9-0-0.

Respectfully Submitted,

Kassandra Felipe, Recording Secretary

**CONNECTICUT FEDERATION  
OF  
PLANNING AND ZONING AGENCIES**



**ANNOUNCES**

**ITS**



**78<sup>th</sup> ANNUAL CONFERENCE**

**THURSDAY, MARCH 26, 2026**

**AT THE**

**AQUA TURF COUNTRY CLUB  
PLANTSVILLE, CONNECTICUT**

**Cost: \$70.00 per person for Agencies that are members of the CFPZA  
\$80.00 per person for Agencies that are not members of the CFPZA**

**The enclosed registration form must be received by the  
Connecticut Federation of Planning & Zoning Agencies  
by mail, or email no later than Tuesday, March 24, 2026**

**P.O. Box 1065, Farmington, CT 06034-1065**

**email: [contact.cfpza@gmail.com](mailto:contact.cfpza@gmail.com)**

**Questions? Contact Steve Byrne at (860) 677-7355**

**More info on back →**



# 78<sup>th</sup> ANNUAL CFPZA CONFERENCE

Aqua Turf Country Club  
Plantsville, CT  
Thursday, March 26, 2026

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## PROGRAM

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- 5:00 p.m. **SOCIAL HOUR / REGISTRATION**  
6:00 p.m. **DINNER**  
Salad, Penne, NY Strip, Vegetables, Potato,  
Dessert  
7:15 p.m. **AWARDS PRESENTATION**
  - 12-Year Length of Service Awards
  - Lifetime Achievement Awards8:00 p.m. **TOPIC: HB 8002 'An Act Concerning Housing Growth'**

This comprehensive law imposes substantial requirements and responsibilities on municipal land use commissions to amend their regulations to allow certain types of housing. This includes state mandated amendments to zoning regulations to allow 'as-of-right' multi-family housing and eliminate parking requirements for certain types of housing. In addition, this new law requires commissions to focus on planning, requiring that they demonstrate how their towns will meet their affordable housing needs. Our speaker will provide a summary of this new law and address what resources are available to towns.

**Principal speaker:** Delia P. Fey AICP

Our speaker is a Senior Regional Planner for the Northeastern Connecticut Council of Governments. With over 23 years of experience in municipal planning in northeastern CT, Delia has served as town planner, ZEO and wetlands agent in northeastern CT towns, has written regulations, Plans of Conservation & Development and Affordable Housing Plans for multiple towns and reviewed many hundreds of development proposals.

### DIRECTIONS TO THE AQUA TURF

**I-84 EAST FROM WATERBURY** – Merge onto I-169 E via Exit 27 toward Meriden. Take the CT-10 exit, EXIT 3, toward Cheshire. Turn left onto CT-10 (Highland Ave.). Continue to follow CT-10. Stay straight to go onto Old Turnpike Road. Turn right onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

**I-84 WEST FROM HARTFORD** – Take the CT-10 exit, EXIT 29, on the left toward Milldale. Stay straight to go onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

**FROM I-91 OR THE MERRITT PARKWAY** – Merge onto I-169 E via Exit 27 toward Meriden. Take the CT-10 exit, EXIT 3, toward Cheshire. Turn left onto CT-10 (Highland Ave.). Continue to follow CT-10. Stay straight to go onto Old Turnpike Road. Turn right onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.