



WWB March Update

Lis Pendens, High-Asset Divorce & Connecticut's Housing Shake-Up

A Note from Our CEO

This past month reflects where WWB is headed — and where Connecticut's legal landscape is going.

The state is pushing municipalities harder than ever on affordable housing, courts are navigating more complex property and high-asset family disputes as values remain elevated, and criminal sentencing exposure continues to catch people off guard. The gap between informed legal strategy and reactive legal response has never been wider — and that gap is exactly where our firm operates.

In this issue, you'll see that focus in action: substantive insights from our attorneys on the issues actively shaping outcomes for clients across Fairfield County, alongside real results we've delivered this month. With offices in Shelton, Bridgeport, and Darien, we are embedded in the communities these issues are playing out in.

Our priority remains consistent: aggressive, strategic advocacy for the individuals, families, and businesses that trust us when the stakes are high.

- Joshua Soloway, CEO

Client Update



What Towns and Developers Need to Know About Connecticut's Affordable Housing Law

Affordable Housing has been a hot topic in the news and in town halls across Connecticut. Much of that discussion centers on **Section 8-30g**, the state law designed to increase affordable housing in towns where less than 10% of housing qualifies as affordable.

To protect public health, safety, and general welfare, zoning regulations are put in place, which can prevent developers from building affordable housing.

However, developers can appeal this process.

If a commission denies a qualifying affordable housing application, the town must prove that the denial is necessary to:

- Protect substantial public health or safety interests;
- Show that those interests clearly outweigh the need for affordable housing; and
- Demonstrate that the concerns cannot be addressed through reasonable modifications to the proposal.

Developers understand that, in practice, this is difficult for towns to prove, and therefore many denials are overturned in court.

Because this appeal process limits a town's ability to block certain projects, municipalities often look for ways to reduce their exposure and maintain greater control over local development.

Towns can do this in two ways:

- Reach the **10% affordable housing threshold**, which removes the town from the Section 8-30g appeal process; or
- Earn a temporary **moratorium** by adding a required number of affordable units. A moratorium temporarily pauses a developer's ability to use the Section 8-30g appeal process.

Previously, towns were required to adopt an affordable housing plan every five years. Beginning July 1, 2026, municipalities will face new planning requirements.

Under the new law, municipalities must:

- Adopt a **Municipal Housing Growth Plan**, which is a locally prepared plan outlining how the town intends to meet state housing goals and plan for future housing development, and update it every five years thereafter; or
- Participate in a **Regional Housing Growth Plan**, which is a housing plan prepared at the regional level that sets housing goals for multiple municipalities within the same planning region.

Towns that do not comply with these new requirements may lose their ability to obtain a moratorium.

The takeaway: The state's affordable housing law continues to shape the approval process for qualifying projects, and understanding how applications and appeals are evaluated is critical for developers navigating local zoning restrictions.

Questions about how these changes impact your developments?

Reach out to schedule a consultation →

Legal Insights from the WWB Team

From real estate litigation and high asset divorce to criminal defense and personal injury, this month's legal insights highlight key issues that can significantly impact your property, freedom, finances, and future.



Proper Use of a Lis Pendens in Connecticut

- James A. Lenes Esq.

- ♦ **A Lis Pendens can significantly impact a property sale:** A lis pendens is a notice recorded on the land records stating that a property is the subject of a lawsuit. It alerts buyers and lenders that title to the property is in dispute. As a result, it can delay or prevent a sale while the litigation is pending.
- ♦ **It is only permitted in cases that truly affect title or property rights:** Connecticut law allows a lis pendens only when the lawsuit is intended to affect an interest in real property, such as ownership disputes, adverse possession claims, or foreclosure actions. It cannot be used simply to gain leverage in disputes that do not impact title.
- ♦ **Property owners can challenge an improper filing:** If a lis pendens is recorded in a case that does not actually affect title, such as nuisance or trespass claims, the property owner may move to have it discharged. Courts regularly remove notices that fail to meet statutory requirements.
- ♦ **Don't let a lis pendens derail your project.**

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High Net Worth Divorce

- Mark Midden, Esq.

- ♦ **High net worth divorce is financially complex:** When a couple has significant income or assets, divorce is not just about dividing bank accounts. It involves businesses, investment accounts, retirement funds, stock options, real estate, and other valuable property. The first critical step is to identify all the assets and clarify what everything is worth.
- ♦ **Proper valuation and full financial disclosure are essential:** These cases often require financial experts to determine the value of businesses and other assets. It is also important to ensure that all income and property are fully disclosed so that negotiations are based on accurate information.
- ♦ **The goal is long-term financial protection:** Whether representing the higher-earning spouse or the other party, the focus is on protecting the client's financial future. This includes fair division of assets, appropriate spousal support, and proper child support to ensure that families remain financially stable.
- ♦ **High net worth divorce requires a different level of advice and preparation.**

[Read the full article](#)
[Schedule a confidential consultation](#)
→



Steps to Take After an Injury: Protecting Your Health and Legal Rights

- Willinger, Willinger & Bucci, PLLC

- ◆ **Seek medical care immediately:** Your health comes first. Even injuries that seem minor can worsen over time. Prompt medical treatment not only protects your recovery but also creates documentation linking your injuries to the incident.
- ◆ **Document and report the incident:** Report the injury to the appropriate party, whether that is law enforcement, a property owner, or an employer. If possible, take photos, gather witness information, and write down what happened while details are fresh.
- ◆ **Protect your legal rights early:** Avoid giving detailed statements to insurance companies without guidance, keep records of all expenses and missed work, and consult with a personal injury attorney to understand your options.
- ◆ **Not sure what to do next?**

[Read the full article](#)
[Speak with our team →](#)



Understanding Connecticut's Persistent Offender Law

- Willinger, Willinger & Bucci, PLLC

- ◆ **Connecticut does not have a traditional "three strikes" law, but repeat convictions can trigger harsher penalties:** Prosecutors may seek enhanced sentencing under the state's persistent offender statute when someone has prior felony convictions, significantly increasing prison exposure.
- ◆ **Prior felonies can substantially increase a sentence:** A person convicted of a new felony with qualifying prior convictions may face a much longer sentence than a first-time offender, sometimes adding years beyond the standard range.
- ◆ **Enhanced sentencing can be challenged:** Persistent offender status is not automatic. Prior convictions must meet specific legal requirements and may be contested through strategic legal advocacy.
- ◆ **Unsure how this law may affect your case?**

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WWB Wins

- **Estate Tax Clearance Secured, Property Sale Preserved**

Attorney **Robert B. Bellitto Jr.** and Paralegal **Karen Forrest** successfully obtained estate tax clearance for a client serving as executrix of her mother's estate. Their prompt and coordinated efforts allowed the client to move forward with the sale of the property without delay, preserving the transaction and delivering meaningful results through strong teamwork and client advocacy.

- **6 Years in Shelton**

This week marks six years in our Shelton office. In just six years, we have grown into **one of the largest firms** in the area, a milestone that reflects the strength of our team, the trust of our clients, and the position we have built in the market.

WWB Updates: Our Team is Growing!

We're excited to welcome two outstanding new team members to the firm this month:

- **Heather Candee – Office Manager & Lead Paralegal**

Heather joins us with over 20 years of experience in legal services and operations. She brings a deep understanding of law firm management, client service, and workflow optimization, and will play a key role in enhancing both our internal operations and client experience.

- **Tina Woehrlé – Customer Support Representative**

Tina has joined our LegalShield team with a strong commitment to client service. She is dedicated to ensuring a seamless and responsive experience for our clients, and will be an important part of supporting our growing LegalShield practice.

Please join us in welcoming Heather and Tina to the WWB team.

What Our Clients Say About Us

READ OUR 5-STAR REVIEWS

"I am incredibly grateful to Willinger, Willinger, & Bucci for their exceptional service throughout my divorce proceedings.

From the initial consultation, attorney Middleden was not only professional and knowledgeable, but he also genuinely cared about my well-being and the complexities of my case. He took the time to explain every step of the legal process, always keeping me informed and at ease during what was a very challenging time in my life.

What truly stood out to me was his strategic approach and attention to detail, which ultimately led to a highly successful resolution of my case. His expertise, combined with the firm's commitment to achieving the best outcome for their clients, made all the difference.

Thanks to their hard work, my divorce was settled in a timely manner, and the positive outcome has significantly alleviated my stress and allowed me to start a new chapter in my life with confidence.

The support I received from Willinger, Willinger, & Bucci was not just about legal expertise—it was also about compassion and understanding. I highly recommend this firm to anyone in need of expert legal representation. Their professionalism and dedication are unmatched, and I'm truly thankful for the exceptional service they provided."



Aashish R.

"Willinger, Willinger & Bucci has represented myself and my company in an exceptional manner for many years.

Chuck Willinger is an honest and steadfast attorney who communicates very well and has an affable personality.

In addition to Chuck, his staff consisting of James, Teresa, and Katherine are all wonderful to work with.

WWB handles challenging zoning cases with ease and, most importantly, WWB returns phone calls the same day.

Communication is excellent with WWB. I never felt neglected or insignificant."



Frederick S.

"I had an really positive experience with this law firm, especially with the attorney James Lenos.

I was navigating a situation through which I have never been before and with that came lots of questions.

Attorney Lenos handled everything with lots of care, kindness and understanding. It ended up with the outcome he guaranteed that we would achieve.

Highly recommended."



Wanessa A.

When it matters most, you need the right team in your corner. We're here to protect your interests and get results.


Contact us now at: 203-916-5164 or email us at info@wwblaw.com

"The first duty of society is justice."

Alexander Hamilton



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