

**Town of Wallingford**  
Economic Development Commission  
45 South Main Street, Room 311  
Wallingford, CT 06492

**PLANNING & ZONING LIAISON COMMITTEE**  
Economic Development Commission  
**SPECIAL VIRTUAL Meeting Agenda**  
Wednesday, May 18, 2022 @ 8:30 am

Please join my meeting from your computer, tablet or smartphone.

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1. Discussion and possible action on Minutes of March 14, 2022 Special Virtual Meeting (*Attach.*)
2. Discussion: Density in the Incentive Housing Zone (IHZ)
3. Next meeting:

c: Town Clerk  
EDC Staff

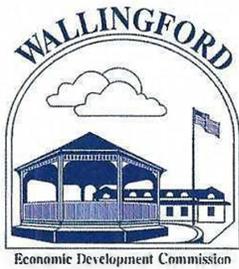
ec: Joe Mirra  
Hank Baum

Jim Wolfe  
GovMedia

Maribel Carrion, QCC  
Website

Rec-Journal/Htfd. Crnt./NH Reg.  
Jessica Wysock Bill Comerford

EDCPZLCSVM051822



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**EDC PLANNING & ZONING LIAISON COMMITTEE**  
**SPECIAL VIRTUAL Meeting Minutes**  
**Monday, March 14 2022**  
**Wallingford, CT 06492**

The EDC Planning & Zoning Liaison Committee special virtual meeting was called to order by Chairman Baum at 8:01 a.m. Commissioners Mirra, Wolfe, Baum and EDC Staff Member Ryan were in attendance.

1. Discussion and possible action on January 5, 2022 Special Meeting Minutes - **Jim Wolfe made a motion to approve the minutes as presented. Joe Mirra seconded the motion. Minutes were unanimously approved.**
2. Discussion regarding: Proposed Zoning Regulation Changes - Zoning Text Amendment/ PZC/Sec. 4.10 (Watershed Interchange District) and modifications to S's 2.2, 4.9, 4.13, 5.1C, 6.11 and 6.12
  - Chair Baum stated that the Zoning regulation changes for these areas has been a discussion for years and should come to fruition soon. Commissioners Baum, Wolfe, Mirra, and staff Ryan will be attending a PZC meeting tonight, March 14<sup>th</sup>. The PZC will discuss and possibly vote on the Proposed Zoning Regulation Changes.
  - Staff Ryan stated the objective for these amendments is to create more opportunities for land use within these zones, while continuing to protect the watershed where applicable.
  - Ryan stated that one of the proposed changes is to reduce the minimum open space requirement from 50% to 35% in the IX zone.
  - Ryan stated that under the current regulations the allowed uses in the I-5 zone are limited to office space and hospitality. The market for these two industries has gone down significantly over the last few years. Converting the I-5 zone to the new proposed WI zone broadens the allowable uses to industries such as light manufacturing; while continuing to protect the watershed, i.e. less pervious, surface storm water control, and smaller parking lots, creating properties that are more environmentally friendly. The new WI regulations are more arduous and will likely result in limitations on some development opportunities, but the compromise is necessary to better protect our watershed.
  - The committee stated that this has been a collaborative effort with the Town Engineer, Town Planner, Director of the Water and Sewer Divisions, EDC, Law Department and the Mayor. Noting that once again, departmental collaboration equals good outcomes.
  - The Committee agreed that the only portion of the amendment they would like to address is the 15% building coverage allowance in the Watershed. Ryan stated that with the support of the Town Planner and Town Engineer, they would like to see it increased to 30%.

- The committee reviewed the sample site plan for the IX zone, stating that it is a great visual illustration. The committee noted the increase in natural coverage, which is better for the environment and lowers land maintenance costs for property owners.
- Ryan stated that some properties straddle both the IX and the new proposed WI zones, each portion of the site is subject to the regulations of the zone the land resides in.

**3. Next meeting:** No meeting scheduled.

The meeting adjourned, by unanimous vote, at 8:28 a.m.

c: Town Clerk  
EDC Staff  
Website

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