



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

AGENDA

Wallingford Planning and Zoning Commission Meeting
Monday, November 14, 2022
7:00 p.m.
Robert F. Parisi Council Chambers
Town Hall – 45 South Main Street

Call to Order
Pledge of Allegiance
Roll Call

PUBLIC HEARINGS

1. Zoning Text and Map Amendment to Section 4.23 – Incentive Housing Overlay District (Sections 4.23 and 4.23.E) to create a new sub-district to increase unit density allowances for affordable units to 50 units/acre #904-22
2. A Zoning Text and Map Amendment to Section 4.26 – Town Center (Section 4.26.B.15) to create a new sub-district to increase unit density allowances for market rate units to 40 units/acre #905-22

OLD BUSINESS

3. Site Plan (warehouse)/5 Research Parkway Wallingford LLC/5 Research Parkway #218-22
4. Site Plan (warehouse)/Mark Development LLC/1107 Northrop Road #219-22

NEW BUSINESS

5. Site Plan (456 sq.ft. accessory apartment)/Stephen & Judith Van Blarcom/8 Fawn Drive #223-22

BOND RELEASES AND REDUCTIONS

6. Site Plan/Milestone Construction Services (Rowland Technologies)/320 Barnes Road #201-19
7. Site Plan/Controlled Fluidics (T. Rohlf)/1262 Old Colony Road #218-20
8. Special Permit/Pfizer/5-21 Toelles Road #409-20

REPORTS OF OFFICERS AND STAFF

9. 2023 PZC Meeting Schedule
10. Administrative Approvals
 - a. Survey Waiver/T. Guodace/47 Wall Street #812-22
 - b. Site Plan/CT Healthcare Research & Education Foundation, Inc./110 Barnes Road #224-22
 - c. Site Plan/Infra-Metals Co./8 Pent Highway #225-22
11. ZBA October 17, 2022 Decisions
12. ZBA Notice of November 21, 2022

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.