



**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**  
**Monday, May 17, 2021 @ 8:30 am**

The meeting may ONLY be accessed VIRTUALLY using the following link:

<https://global.gotomeeting.com/join/210326685>

You can also dial in using your phone.  
United States (Toll Free): 1 877 309 2073  
United States: +1 (646) 749-3129

**Access Code:** 210-326-685

1. Discussion and possible action on December 10, 2020 Special Virtual Meeting Minutes (*Attach.*)
2. Update on 5 Research Parkway
3. Update on 1117 and 2 Northrop Road
4. Update on 805 North Colony Road
5. Discussion on expanded uses of the I-5 Zone
6. Discussion on Change of Use for 3 Sterling Drive
7. Update on 86 North Main Street
8. Discussion on educational use of 146 Church Street
9. Next meeting:

c: Town Clerk  
EDC Staff

ec: Joe Mirra  
Hank Baum

Jim Wolfe  
Patricia Cymbala

GovMedia  
Website

Rec-Journal/Htfd.Crnt./NHReg.  
Jessica Wysocki

EDCPZLCSVMAgDr051721

# DRAFT

## EDC PLANNING & ZONING LIAISON COMMITTEE SPECIAL Virtual Meeting Minutes Tuesday, December 15, 2020

The EDC Planning & Zoning Liaison Committee special virtual meeting was called to order at 3:30 p.m. Commissioners Mirra, Wolfe, Baum and EDC Staff Member Ryan were in attendance. One unidentified caller also attended but, when asked, would not identify themselves.

1. Discussion and possible action on December 10, 2020 Minutes - Approved as presented
2. Discussion and possible action on discussions that occurred at the Planning & Zoning - Commission meeting on December 14, 2020 – The Committee acknowledged that the Planning & Zoning Commission (PZC) continued the public hearing on the proposed regulation changes to the I-5 and IX Zones. There was unified disappointment in the proposed I-5 regulations as they allow no additional uses than are allowed presently. A Commissioner mentioned that the document looked more like the work of the Water and Sewer Divisions than the PZC. The purpose of the I-5 District, as stated in the current regulations (which were in place since the creation of that zone) was discussed and the Planning & Zoning Liaison Committee (PZLC) agreed that the proposed regulations are not in alignment with the purpose. There is overwhelming support of protecting the watershed and increasing the undisturbed, natural spaces within the required open space area. However, responsible development is in the best interest of the entire Town, with taxation to be managed and job growth pursued. The PZLC requested that Staff ask for language revisions to the documents presented at the PZC meeting on December 14. In addition the PZLC requested that Staff prepare a written response to the PZC highlighting our position and asked that this written response be sent to the PZC in their packets for consideration at their next meeting.
3. Next meeting: None set.

The meeting adjourned, by unanimous vote, at 3:59 p.m.

c: Town Clerk  
EDC Staff  
Website