



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

**EDC PLANNING & ZONING LIAISON COMMITTEE**  
**SPECIAL VIRTUAL Meeting Minutes**  
**Wednesday, May 18, 2022**  
**Wallingford, CT 06492**

The EDC Planning & Zoning Liaison Committee special virtual meeting was called to order by Chairman Baum at 8:31 a.m. Commissioners Mirra, Wolfe, Baum and EDC Staff Member Ryan were in attendance.

1. Discussion and possible action on March 14, 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: Density in the Incentive Housing Zone (IHZ) - Staff Ryan informed the committee that the PZC scheduled a Special Meeting for Thursday, May 19 at 6:00pm in Town Hall, Room 315 to discuss this topic. Ryan stated that the current regulations state that the density in the IHZ is 26 units/acre. Parking requirements have previously been lowered from 1.5 spaces per unit to 1 space per unit. The committee agreed that the current density regulation is one reason there has not been any development in this area. There are a number of things that need to be considered when increasing the density in this zone, including building concept designs, aesthetics, property owners, developers, etc. The committee discussed the IHZ Real Property Tax Incentive and suggested bringing it up at the PZC meeting as well. The committee asked Secretary Hoppes to forward them an electronic copy of the IHZ Map, IHZ Real Property Tax Incentive, and the Wallingford - Hartford Line: Route 5 Study, and a map of the property owners of the lower downtown buildings. The committee agrees that the current regulation of 26 units/acre is low, and that they are in support of the PZC opening the regulation up for discussion.
3. Next meeting: No meeting scheduled.

The meeting adjourned, by unanimous vote, at 9:20 a.m.

c: Town Clerk  
EDC Staff  
Website

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