



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

RETENTION/INCENTIVE COMMITTEE
Economic Development Commission
Special Meeting Minutes
Wednesday, November 23, 2022

The Retention & Incentive Committee special meeting was called to order at 9:07 a.m. by Chair Powers. Committee members Fappiano, Preneta, and Powers were in attendance.

1. Discussion and possible action on September 28, 2022 special meeting minutes - **The minutes as presented were approved unanimously.**
2. Update: Company Visitation Program - The committee discussed the overall process of the program; including what types of businesses are added to the list, who coordinates, who attends, and who leads the introductions during the visit. Fappiano stated that it is a good idea to ask members of the EDC for suggestions on additional companies to visit. The committee plans to begin visits again Spring 2023.
 - Commissioners have reached back out to the companies visited earlier this year.
 - Powers reached out to Danvers Outdoor Kitchens and is awaiting to hear back from them.
 - Fappiano spoke to BYK, updating that they are on track with their expansion plans. Fappiano will follow back up with them within the next few weeks.
 - Preneta will reach out to Ulbrich Stainless Steels as a check in.
3. Update: Incentive Housing Zone (IHZ) Real Property Tax Incentive - Secretary Hoppes updated that the PZC has approved the following updates to the IHZ Zone:
 - A Zoning Regulation Text and Map Amendment to Section 4.23 – Incentive Housing Zone Overlay District (Sections 4.23.D and 4.23.E) to create a new sub-district to increase unit density allowances for affordable units to 50 units/acre and to allow first-floor accessory residential amenities because it will allow for more opportunities within our regulations.
 - A Zoning Regulation Text and Map Amendment to Section 4.26 – Town Center (Section 4.26.B.15) to create a new-subdistrict to increase unit density allowances for market-rate units to 40 units/acre and to allow first-floor accessory residential amenities because there will be more opportunity to develop within our regulations.
 - The committee reviewed the existing IHZ Real Property Tax Incentive and feel that no changes are needed at this time. They will continue this conversation once the new IHZ and Town Center Zoning Map is available.
4. Next meeting - Thursday, January 12 @ 9:00 am
Town Hall, Room 205

By unanimous vote, the meeting adjourned at 10:05 a.m.

c: Town Clerk, Staff
ec: Website

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