

**PLANNING AND ZONING COMMISSION**  
**Town of Wallingford**  
**WORKSHOP MEETING**  
**Monday, May 23, 2011**  
**MINUTES**

A Workshop Meeting of the Wallingford Planning and Zoning Commission was held on Monday, May 23, 2011, at 7:00 p.m. in Room 315 of the Town Hall Municipal Building, 45 South Main Street, Wallingford, Connecticut.

In attendance were Commissioners: Mr. James Seichter (Chairman), Mr. Jim Fitzsimmons (left the meeting before adjournment), Ms. Marci Baxter, and Mr. Armand Menard (alternate).

Absent: Mr. Birney (Vice Chairman), Mr. JP Venoit (Secretary)

The Town staff persons attending were: Linda Bush, Town Planner, Kacie Costello, Assistant Town Planner, and Recording Secretary Sonja Vining.

Chairman Seichter called the meeting to order at 7:00 p.m. The Pledge of Allegiance was given to the Flag. Chairman Seichter introduced the Commissioners and the Town staff persons to the audience of approximately 3 people.

**1. INTERCHANGE ZONE**

**a. Uses**

**b. Design Standards**

Ms. Bush reviewed some draft regulations that she has put together based on past workshops and discussions with the EDC. She discussed Attachment 1A – 1C, “Proposed Architectural Design standards – EDC”, “Proposed Architectural Design standards – Planning Department”, and “Draft I-5 regulations with IX uses added”. Ms. Bush stated that both regulations are similar except that the proposal from the EDC would like to see a continuation of “office type buildings”. The EDC would not mind seeing manufacturing uses as long as the buildings don’t look like manufacturing.

Mr. Fitzsimmons stated that 1B, the “Proposed Architectural Design standards – Planning Department” looks acceptable to him. He feels it would be a good starting point. Chairman Seichter agreed with Mr. Fitzsimmons.

Members of the EDC stated that they don’t want to end up with something looking like a warehouse. There was some discussion about the appearance of buildings in Corporate Ridge in Rocky Hill. Ms. Bush briefly discussed the design guidelines that she received from Rocky Hill. She feels that the specifics of Rocky Hill would not be a good fit for Wallingford. She suggested that in the proposed regulation there be some revision to the term or wording of “office like buildings”. The EDC would consider some wording changes in that area. They would like to see the integrity of the industrial parks maintained.

Ms. Bush stated that she would work on some other phrase for “the continuance of office like buildings”. She indicated that she would take a ride to Rocky Hill and take a look at the Corporate Ridge area that was discussed by the EDC.

Attorney Molloy pointed out that the goal is to promote development. She doesn't see how the Town is promoting development when all they are talking about is how to put more restrictions on developers. Attorney Molloy doesn't see any incentive for people to want to build in the I-5. She stated that the area is not being developed now and with even more restrictions attached it will never be developed. Ms. Bush pointed out that more uses have been added to the area. Attorney Molloy doesn't feel that that one change is going to solve the problems in the I-5.

Ms. Bush would work with Ms. Costello to come up with some new wording for the proposed regulation change and give it to the Commission to review at its next regular meeting.

Ms. Bush pointed out some errors in the proposed regulations that would be corrected for the next meeting. Number 2H & 3H can be removed on Page 3 of the Enhanced Interchange District. Everything under B would be changed to 20,000 sq.ft. other than agriculture.

A member of the public, Mr. Gervasio, asked if the Town got any input from Bristol Myers or Anthem Blue Cross as to what they would like to see in the area since they are the large employers in Town. Ms. Bush indicated that she did not specifically seek out opinions from any business in town. Chairman Seichter pointed out that these are public meetings and the public is always welcome for comments and can also at any time visit the Town Hall and make their feelings know in the Planning Office or to the EDC. Ms. Bush stated that there is an agenda mailing list and anyone who is interest can call the Planning Office and be placed on the list. She indicated that agendas and minutes are sent out to anyone who asks.

There was brief discussion about considering multi-family housing in this area. Chairman Seichter stated that there was consideration but there was not enough support on the Commission to move the item forward. He pointed out that this area is a prime area for industrial and commercial development.

Ms. Bush would make some further revisions to the proposed regulation change and bring it before the Commission for consideration.

## **2. INCENTIVE HOUSE ZONE**

Ms. Bush stated that since the last meeting she gathered some information that she thought might be helpful to the Commission.

She reviewed in detail an example of mixed use parking, Attachment 2A, "Parking Credit Schedule – An alternative to proposed parking standards in IHZ", that she received from a Massachusetts town. After Ms. Bush's explanation the Commission generally agreed that the technique might be something to consider or at least take another look at and discuss further.

There was some discussion about other towns that Commissioners and Ms. Bush have visited and what they have noticed as far as parking in those areas.

Ms. Bush would do some further research and get some more information together for the Commission to consider.

Ms. Bush reviewed Attachment 2C, "Parking Study from the NWCCOG" and Attachment 2D, "Number of occupants based on type and size of housing unit". Chairman Seichter asked for the source of the

information contained in Attachment 2D. Ms. Bush would get some more details together regarding that Attachment.

There was discussion about the inability of people to visualize what could really be built in Wallingford under these proposed regulations. Ms. Bush referred to Attachments 2E, “Mixed Use Development – Milford” & 2F, “Mixed Use Development – Milford”, which are the closest she could come to some visualizations of what the area could look like.

Ms. Bush briefly mentioned Attachments 2G, “Density – 24.5 to 35.8 units/acre” and 2H, “Density – 15.78 units/acre”. Ms. Bush stated that she doesn’t believe that 12 units per acre would be equitable for developers.

The last Attachment that Ms. Bush discussed was Attachment 2I, “Potential Development in IHZ showing only 3 four story buildings”.

Ms. Bush would work on getting together the details and information that the Commission requested during this Workshop. She will send out the information to the Commissioners to be discussed in the future.

Ms. Baxter made a motion to adjourn. The motion was seconded by Mr. Menard and passed unanimously by a voice vote. The meeting adjourned at approximately 8:53 p.m.

Respectfully submitted,

Sonja Vining,  
Recording Secretary