

**DRAFT**  
**Town of Wallingford**  
Planning Commission (P.C.) Minutes  
Meeting Date: April 13, 2015

Meeting was called to order by A. Tiplady at 7:04 p.m. and was digitally recorded.

**P.C. Members Present:** Ann Tiplady (Chair), Jill Burkett, Derek Farmer, Nathan Astin, Jeff Biasuzzi, Bruce Dobbins

**Others Present:** Ed Bove (RRPC), Lynn Edwards, Judy Edmunds, Connie Berger, Joyce Barbieri

**New Business:**

C. Berger asked about access permission on private property by P.C. or Zoning Administrator (ZA).  
J. Biasuzzi stated that the ZA policy is to only access private property with Owners' permission.

**Old Business:**

Meeting opened discussing recent interest or activity to Main St. buildings (Odd Fellows, Masonic Lodge, corner Commercial Block, etc). J. Barbieri relayed Historical Society efforts to preserve the Odd Fellows building.

B. Dobbins inquired as to the future vision for Wallingford Village. A. Tiplady referred to past surveys in which public opinion indicated a preference for a walkable, business visitor friendly, mixed use community. The future of the Odd Fellows building, why & how to preserve it and similar historic buildings was further discussed.

E. Bove referred to past development patterns that resulted in a compact downtown district; and how that trend is becoming popular again.. Denser use & occupation is more economic for the community & infrastructure. To promote this pattern would require acceptance of non-conforming uses (adapting present zoning dimensional requirements). E. Bove identified the present dimensional requirement as an obstacle to increased use of Village area.

A. Tiplady submitted her research on minimum lot sizes, and how they discourage further development, increase ownership cost, and seem too large for today's density objectives.

E. Bove noted that the proposed zoning rules already eased present limitations overage but that but that even more density could be considered. B. Dobbins suggested that the minimum lot size should not be the dominant consideration; that the actual building size and use be the basis for a development proposal.

J. Burkett felt that change was a necessity for future vitality. A. Tiplady felt that minimum lots size could be eliminated, especially in areas where municipal sewer & water services are available. There were some questions regarding the Fire Districts' present capacity to provide additional use. E. Bove felt that a suburban area could easily be zoned different than the Village (urban), but that the present zoning format does not optimize the potential for future development.

J. Biasuzzi felt that zoning rules should set minimum standards for a parcel; and that a Development Review Board process could be established to address individual applications for nonconforming lots and uses. He also felt that parcels that have private/onsite septic & water systems will likely require lot sizes greater than the one acre minimum common to rural locations.

E. Bove commented that Wallingford was unique as it enjoyed a well defined downtown district. He suggested that Towns without any zoning also tend to less restrictive in use. He proposed drafting an alternate set of Rules, without minimum lot sizes, for consideration by the PC.

**The minutes of the March 9, 2015 Planning Commission meeting were reviewed. J. Burkett motioned to accept as written, D. Farmer seconded, the motion carried (B. Dobbins abstained).**

The next P.C. meeting is scheduled for 7:00 p.m. May 11, 2015 . J. Burkett moved to adjourn, D. Famer seconded, all approved, and the meeting concluded at 9:10 p.m.

Respectfully submitted,

Jeff Biasuzzi, Zoning Administrator/Recorder

Approved: \_\_\_\_\_