



*Town of Wallingford, Connecticut*

JAMES SEICHTER  
CHAIRMAN PLANNING & ZONING COMMISSION

KEVIN J. PAGINI  
TOWN PLANNER

WALLINGFORD TOWN HALL  
45 SOUTH MAIN STREET  
WALLINGFORD, CT 06482  
TELEPHONE (203) 294-2090  
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**Pre-LEGAL NOTICE**

The following Public Hearings will be heard at the Wallingford Planning and Zoning Commission's meeting of **Monday, December 9, 2024** at 7:00 p.m. in the Robert F. Parisi Council Chambers of Town Hall located at 45 South Main Street.

1. **#409-24** - Special Permit request for Gallagher to construct a 4 unit residential apartment building- 166 Quinnipiac St. – TC (Town Center) District
2. **#903-24** – Text Amendment to add a definition of "Walkway" to Section 2.2 and amend the current definition of "Building" to exclude "walkway".
3. **#904-24** – Text and Map Amendment to extend the Downtown Apartment Overlay District (DA) and to add language to Section 4.7 to allow affordable units subject to site plan approval.

WALLINGFORD PLANNING AND ZONING COMMISSION

*Steven Allinson*  
\_\_\_\_\_  
STEVEN ALLINSON, SECRETARY *2JP*

DATED AT WALLINGFORD  
11/22/24

PUBLICATION DATES  
11/26/24 & 12/03/24

**Individuals in need of auxiliary aids for effective communication in programs and services of the Town Of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five (5) days prior to meeting date.**

RECEIVED FOR RECORD

AT 1:40 pm AND RECEIVED BY

Christa Sorrogo (TS) TOWN CLERK

11/26/24



*Town of Wallingford, Connecticut*

JAMES SEICHTER  
CHAIRMAN PLANNING & ZONING COMMISSION

KEVIN J. PAGINI  
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WALLINGFORD TOWN HALL  
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TELEPHONE (203) 294-2090  
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November 15, 2024

This is a Planning and Zoning Text Amendment. Any questions, please contact us at 203-294-2090 or [zoning@wallingfordct.gov](mailto:zoning@wallingfordct.gov).

Thank you,

Kevin J. Pagini

RECEIVED FOR RECORD 11/20/24  
AT 1:40pm AND RECEIVED BY  
Kristen Romo (KES) TOWN CLERK



*Town of Wallingford, Connecticut*

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November 7, 2024

Town Clerk - Town of Cheshire  
Town Clerk - Town of Durham  
Town Clerk - Town of Hamden  
City Clerk - City of Meriden  
Town Clerk - Town of Middlefield  
Town Clerk - Town of North Branford  
Town Clerk - Town of North Haven

Re: Proposed Amendment to the Town of Wallingford Zoning Regulations to add a definition of "walkway" to Section 2.2 and amend the definition of "building" to exclude "walkway"

Dear Town/City Clerk,

In accordance with the Connecticut General State Statutes, enclosed please find a copy of the above referenced proposed amendment to the Town of Wallingford Zoning Regulations. The proposed amendment will allow pedestrian walkways to be erected across roadways throughout the Town without requiring a variance for building setbacks.

A public hearing for this application is scheduled for December 9, 2024.

Regards,

Kevin J. Pagini  
Town Planner

11/7/2024

**Add to Section 2.2:**

**Walkway**- any portion of a dedicated right-of-way or easement improved and intended for pedestrian use by a person traveling by foot or using a wheelchair. These may be pedestrian walkways, shared use paths, pedestrian bridges, sidewalks or roadway shoulders.

Amend definition of "Building" as followed:

**Building** – Any structure having a roof supported by columns or walls or intended for the shelter, housing or enclosure of persons, animals or materials. Any other structure more than eight feet high shall be considered as a "building", including a fence or a wall, but excluding a public utility pole, flagpole or walkway. For the purposes of these regulations, there shall be no differentiation between "permanent" buildings and "temporary" buildings; all buildings shall comply with the requirements in these regulations.

**§4.7 DOWNTOWN APARTMENT (DA) DISTRICT**

6/18/89

A. Purpose - An overlay district to permit and encourage multi-family dwelling units (11/17/07) in existing and new buildings within designated areas of the Downtown.

B. The following uses are permitted subject to approval of a Special Permit in accordance with §7.5:

- 1. Residential dwelling units in new or existing buildings provided that:
  - a. Each lot shall contain a minimum of twenty-five, thousand (25,000) square feet.
  - b. Minimum lot area per dwelling shall be based upon the following:

<u>Units/Acre</u>	
Units of 1 room	35
Units of 2 rooms	30
Units of 3 rooms	20
Units of 4 rooms	15
Units of 5 or more rooms	10

11/2/87

c. The required floor area per dwelling unit shall be:

<u>Unit</u>	<u>Minimum Floor Area (Sq. Ft.)</u>
1 room	300
3 rooms (1 bedroom)	500
4 rooms (2 bedrooms)	575

6/18/05

- d. The lot shall be served by sanitary sewers and public water supply.
- e. Bulk requirements in accordance with §5.1.B.
- f. Parking in accordance with §6.11.
- g. Landscaping in accordance with §6.14 except that all parking areas within twenty (20) feet of abutting properties or a street shall be surrounded with a minimum five (5) foot buffer area per §6.14.D.4.

C. The following uses are permitted subject to Site Plan approval in accordance with

§7.4:

- 1. Affordable Residential dwelling units which comprise a minimum of 30% of the total dwelling units as defined by CT Statute 8-30g as a set-aside development in new or existing buildings provided that:
  - a. Each lot shall contain a minimum of fifteen thousand (15,000) square feet.
  - b. Minimum lot area per dwelling shall be based upon the following:

<u>Units/Acre</u>	
Units of 1 room	45
Units of 2 rooms	40

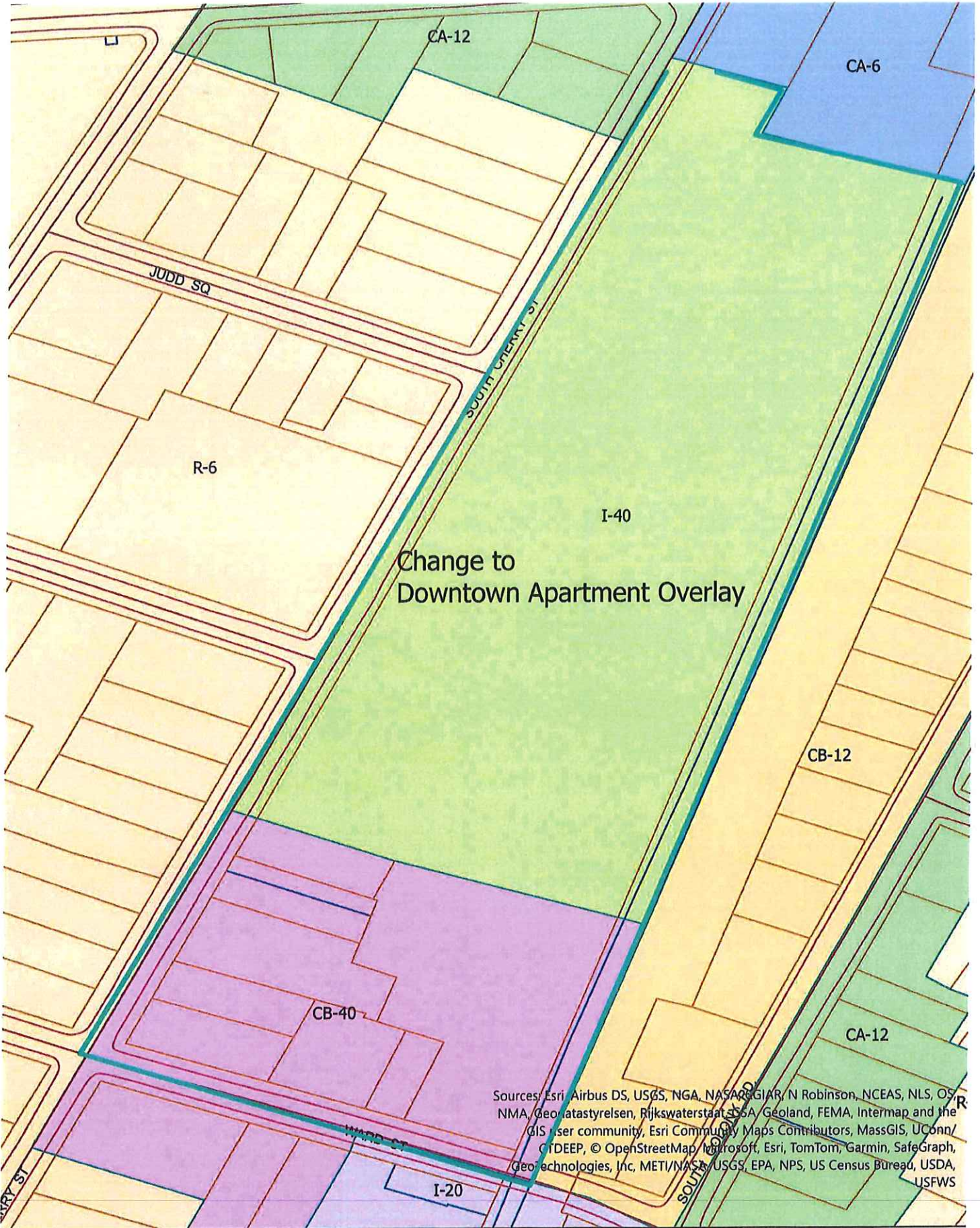
Units of 3 rooms	25
Units of 4 rooms	20
Units of 5 or more rooms	15

11/2/87

- c. The required floor area per dwelling unit shall be:

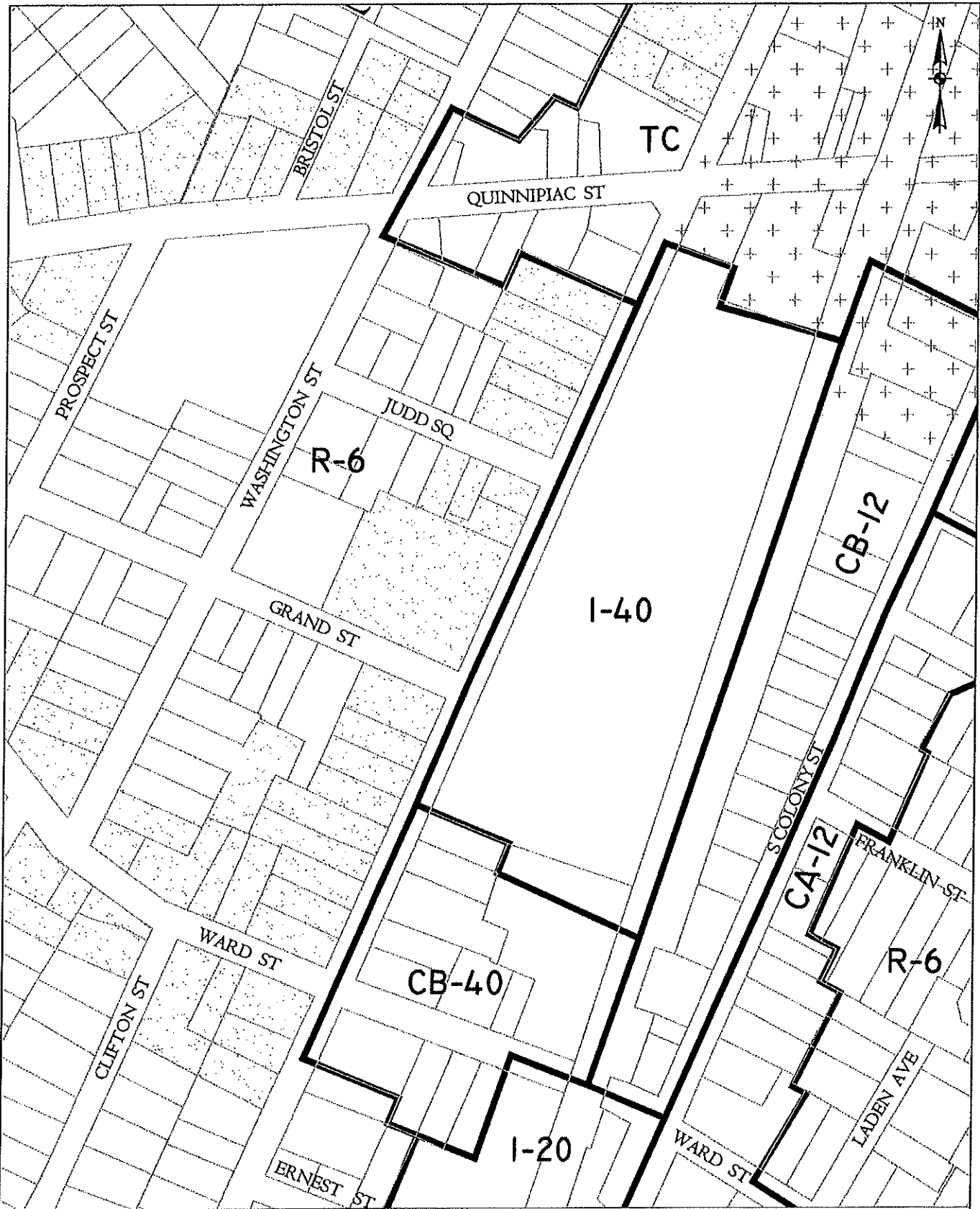
<u>Unit</u>	<u>Minimum Floor Area (Sq. Ft.)</u>
1 room	300
3 rooms (1 bedroom)	500
4 rooms (2 bedrooms)	575

- d. The Commission may approve further density bonuses for projects that exceed the 30% minimum requirement for affordable units as site conditions allow on a per application basis.



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geonastystyrelsen, Rijkswaterstaat, SSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, MassGIS, UConn/CTDEEP, © OpenStreetMap contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

**Proposed Zoning**



**PROPOSED ZONING**  
MAP SCALE: 1"=200'