

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

June 2, 2021

TO: Members of the Economic Development Commission
FROM: Tim Ryan, Economic Development Specialist
SUBJECT: Regular **VIRTUAL** Meeting Agenda – Monday, June 7, 2021, 6:30 p.m.

Link to meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/585235789>

You can also dial in using your phone.
United States (Toll Free): [1 877 309 2073](tel:18773092073)
United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: 585-235-789

1. Pledge of Allegiance
2. Comprehensive Economic Development Strategy Presentation by REX Development
3. Discussion/possible action on Regular Virtual Meeting Minutes dated May 3, 2021 (**Attach.**) (**VOTE**)
4. Review of monthly Expenditure Report (**Attach.**)
5. Discussion on proposed Data Centers
6. Discussion on Old Railroad Station
7. Committee remarks
 - Marketing
 - Update on committee activities
 - **Next meeting:**
 - P&Z Liaison
 - Update on committee activities
 - **Next meeting:**
 - Retention/Incentives
 - Update on committee activities
 - **Next meeting:**
8. Staff report/regional matters – May (**Attach.**)
9. Chair’s remarks
 - Summer recess
10. Other community business

Dates to Remember:

- 6/10 Quinn Chamber of Comm. Annual Meeting – 5:30 pm**
- 6/14 PZC Virtual Meeting – 7:00 pm**
- 6/16 Grand Opening: Calcagni Real Estate/Simpson Ct. -4:00pm**

c: William W. Dickinson, Jr., Mayor
Town Clerk’s Office (for posting)

ec: EDC Members
Town Council (via T. Clerk)
Kevin Pagini, P&Z

Maribel Carrion, QCC
Kathleen Lilley, WCI
GovMedia

NH Reg., Htfd. Courant, R-J
Website
Jessica Wysocki

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 days prior to meeting date.

DRAFT

Economic Development Commission Regular Virtual Meeting Minutes May 3, 2021

Present:

- Joe Mirra, Chair
- Hank Baum, Commissioner
- Patricia Cymbala, Commissioner
- Gary Fappiano, Commissioner
- Mark Gingras, Vice-Chair
- Rosemarie Preneta, Commissioner
- Jim Wolfe, Commissioner
- Anthony Bracale, Alternate
- Rob Fritz, Alternate

Absent:

Others Present:

- Tim Ryan, Economic Development Specialist
- Stacey Hoppes, Secretary
- Kathy Lilley, Exec. Dir., WCI

Chair Joe Mirra called the regular virtual meeting of the Economic Development Commission to order at 6:30 p.m. Chair Mirra explained how the EDC would conduct the virtual meeting.

1. **Pledge of Allegiance** – Chair Mirra led the EDC in the Pledge of Allegiance.

2. **Discussion and Possible Action on Regular Virtual Meeting Minutes dated April 5, 2021** – Jim Wolfe noted that the minutes show he was absent at the April 5 meeting, he was actually in attendance. Secretary will correct the minutes and finalize. Motion to approve was not made. Will add to agenda for next meeting to approve minutes of April 5, 2021.

3. **Review of monthly Expenditure Report** – No comments. Moved onto next item.

45 **4. Committee remarks**

46 • **Marketing**

- 47 ➤ **Update on committee activities** – Mark Gingras updated the Commission on the
- 48 meeting of April 12.
- 49 ➤ Committee discussed the Digital Marketing Initiative presentation that they are
- 50 preparing for the Town Council Regular Meeting dated May 25, 2021. The
- 51 presentation will begin with Chairman, Joe Mirra introducing the Marketing Committee
- 52 Chair, Mark Gingras. Mark will then give an introduction to the presentation, and
- 53 introduce two (2) members of the Student Marketing Team. These two (2) students
- 54 will present the Digital Marketing Initiative to the Town Council. Tim Ryan will end the
- 55 presentation. There will be time available for Q&A.
- 56 ➤ Budget hearing with Town Council went well; the presentation was excellent.
- 57 ➤ Tim Ryan gave an update regarding the Digital Marketing Initiative. EDC stopped
- 58 marketing outreach during Covid breakout. As of February the market is
- 59 strengthening and coming back and we have the funds, so it's time to start back up.
- 60 Due to timing, we missed April, but we have ads running throughout May. Weekly
- 61 email, Linked In, and Instagram messages will continue to be sent. Tim discussed
- 62 that he proposed digital ads for the Fairfield County Business Journal and the
- 63 Hartford Business Journal that have been finalized. The FFCBJ ad is a two cube
- 64 block that contains "Why Wallingford" and the EDC Business Video. These active
- 65 model ads are in the News@Noon portion of the West Chester and Fairfield County
- 66 Business Journals. Tim is working with the Hartford Business Journal to create a
- 67 Testimonial Ad that will include testimony from Hobson & Motzer...why they came to
- 68 Wallingford and what their experience has been.
- 69 ➤ Anthony Bracale noted that on our Linked In blip regarding the Wallingford Plant,
- 70 does not have a link to our website. This will be addressed. Commissioner Bracale
- 71 and staff met with a high ranking executive from LinkedIn to discuss how we can
- 72 further benefit from the digital strategies we're building. The LinkedIn executive, with
- 73 national responsibilities lives in Wallingford
- 74 ➤ **Next meeting:** Thursday, May 13, 2021 - 8:30 am

75 • **P&Z Liaison**

- 76 ➤ **Update on committee activities** – Chair Jim Wolfe discussed that there are two (2)
- 77 out of the 4 items on the Planning and Zoning Commission Agenda that might be of
- 78 interest to the EDC. The first one is a Special Permit for 5 Research Parkway/Bristol
- 79 Meyers. The second is a Special Permit for 1070 N. Farms Rd and 2 Northrop Rd.
- 80 Jim asked for Tim's thoughts on these two items. Tim suggested that the Committee

81 attempt to attend the PZC meeting, on May 10, so that more information is collected
82 prior to having a discussion.

83 ➤ Joe Mirra asked if the EDC should attend the PZC meeting. Yes, if possible to get a
84 feel for what PZC is looking for from the applicants. Secretary will send the link to the
85 PZC meeting on Monday, May 10, 2021 at 7:00 pm to the EDC as a reminder to
86 attend.

87 ➤ **Next meeting:** Monday, May 17, 2021 – 8:30 am

88 • **Retention/Incentives**

89 ➤ **Report on committee activities** – Chair Gary Fappiano updated that they are
90 working on trying to get businesses in the Downtown to take advantage of the Real
91 Property Tax Incentive Program for the Incentive Housing Zone. Discussed using our
92 marketing tools to inform businesses of our Incentive Programs. They are moving
93 forward with the American Rescue Package, this may involve all EDC Committees.
94 Talked about possibly taking photos of the new Amazon Building located at 425 South
95 Cherry St., with the Solar Panels along Pent Road and the new efficient
96 Recycle/Disposal Center. This may be a great way to show the towns progress when
97 promoting the Towns Incentive Programs.

98 ➤ Tim Ryan gave a digital channel update. The Incentive Housing Zone advertisement
99 has been sent through email, Instagram and Linked In. Continue to work with all
100 committees for ideas on weekly marketing messages.

101 ➤ Tim Ryan gave an update on multiple properties: 50 South Main Street is in the
102 process of renovations. DiNitale properties on Center St. and Wallace Ave. are in
103 progress and will eventually become 2 town houses and a residential 2nd floor above
104 the Center Street buildings.

105 ➤ CTrail representatives and Town officials met on the former Brothers' property on 4/7
106 to review progress revolving around the excessive noise created by the 17 daily trains
107 that pass through our Town Center. New "sound directing" horns have been installed
108 at the Quinnipiac St and Hall Ave crossings. By directing the mounted horns
109 downward towards vehicles waiting at the crossings, the sound will no longer come
110 from the train's engine and thus not be dispersed into the open air. This strategy
111 should result in a less noise saturation while maintain safety protocols. Hank and
112 Rosemarie noted that they have noticed a significant difference already.

113 ➤ Joe Mirra asked the Secretary to update the order of the items on the agenda; to list
114 the Chair report before the Staff report going forward. Secretary will update going
115 forward.

116 ➤ **Next meeting:** None scheduled

117

118 **5. Staff report/regional matters – April report** – Tim reviewed this staff report (*copy attached*) and
119 the following items were noted:

- 120 ➤ Tim Ryan reported that there has been a lot of market activity since February. The Wells
121 Fargo building on North Main Street has at least three (3) interested buyers, but the property
122 has not been listed yet. In anticipation of a new Police Station being built at 100 Barnes
123 Road, there has been a broad spectrum of conversation around the present stations reuse.
124 He is encouraged by the level of interest in the old train station. Reuse and
125 Commercialization conversations have all been positive. There has been no improvement in
126 Office Space Vacancy Rates, but we are not alone. Fresh Bev has leased 46K sq. ft. at 3
127 Sterling Drive. The prospective buyer of 805 North Colony Rd (formerly Sky Zone) met with
128 staff and the Town Planner to discuss their business vision. Conversations are confidential at
129 this time.
- 130 ➤ The Mayor held a meeting with staff, the acting Town Planner and the present and former
131 Town Engineers to discuss next steps regarding expanded uses in the I-5 Zone. The issue,
132 as we know, is the potential of further development in the Watershed Protection Area. The
133 Town Engineer agreed to research how other communities within CT and beyond are
134 addressing similar development opportunities. Another meeting is anticipated in early May
- 135 ➤ The property owner of 50 South Main St has begun renovation of the building. In addition, the
136 distressed buildings on Wallace Ave (behind the package store) are scheduled to be raised
137 and two new residential townhouses will be built in that footprint
- 138 ➤ Update on Town Center: The strip plaza at 23 South Colony St will be fully leased by early
139 summer. Natalie's Pizza will be leasing the newly renovated space that was formerly Stella's
140 Pizza and will include outdoor patio dining. Azteca Ice Cream will be a neighbor to the
141 Azrteca Bakery. A new hair salon will fill the last of the vacant space in the plaza. The new
142 plaza owner Carl Davia is investing \$500,000 into the plaza. 19 volunteers came together,
143 thanks to the Executive Director of WCI, to clean up the Town Center public parking lots.
144 WCI is planning a Children's Sidewalk Chalk Drawing Contest May 22nd & 23rd. WCI has
145 created a downtown bingo game in efforts to bring more people to our Town Center. The
146 game begins 5/10
- 147 ➤ Kevin Pagini is Wallingford's new Town Planner. The EDC extends our thanks to acting Town
148 Planner, Tom Talbot, for his stewardship and assistance while filling that critical role
- 149 ➤ The CT Secretary of State's office, in conjunction with the CT Data Collaborative, has created
150 the means for communities to identify new business starts. Staff is in the process of
151 evaluating the data for use in determining business activity levels. Discussion on revamping
152 of process and reporting of new business listings to include Secretary of the State New

153 Business List by month. Also, EDC Business Activity List will continue using Connects and
154 Disconnects Lists. Jim Wolfe noted that sometimes investors buy out multiple properties and
155 combine them into one LLC, so the lists may not be accurate. Tim Ryan stated that the
156 resources are not perfect, but that the common denominator is that there is movement. We
157 will also use these lists to continue reaching out to new businesses with “welcome calls”

158 **6. Chair’s remarks** – Joe Mirra introduced Ray Andrews, the new President of the Quinnipiac
159 Chamber of Commerce. Ray stated that he is ready to go to work on behalf of the Town and
160 Community. Wallingford has a dynamic variety of resources, it’s not just about electric and facilities,
161 it’s about variety.

162 ➤ The HUBCAP is working on revitalizing the Uptown and Downtown Center areas. New programs
163 starting in July that are new and next level. More information to come in the next few weeks
164 regarding the downtown area and some new members.

165 **7. Other community business** – Jim Wolfe discussed the parking lot of the West Side YMCA on North
166 Turnpike Road. His idea is to turn the portion abutting the exit ramp to the Merrit Parkway into a
167 commuter lot. There is none in the area for that portion of the parkway and it could be an ideal use of
168 the space since the YMCA does not use it at this time. Kathy Lilley stated that at one time the YMCA
169 was approached to use the space for a cell tower, but to no avail. Tim Ryan stated that cell towers
170 are changing due to the expansion of 5G. 5G signals will be carried via boxes on telephone poles
171 that would be a point to point contact.

172
173 **There being no further business, Jim Wolfe made a motion to adjourn the meeting at 7:44 p.m.;**

174 **Mark Gingras seconded the motion. By unanimous vote, the motion carried.**

175
176 Sincerely,

177
178
179 Stacey Hoppes, Secretary

180
181
182
183 EDCRVMMin050321DrNotApp



Town of Wallingford, Connecticut

06/03/2021 11:06
kcharest

Town of Wallingford
EXPENDITURES THROUGH 05/31/2021

P | glytbdud

11 Months / 91.6%

FOR 2021 11

| | ORIGINAL APPRO | TRANSFRS/ ADJUSTMTS | REVISED BUDGET | YTD EXPENDED | ENCUMBRANCES | AVAILABLE BUDGET | PCT USED |
|---|-------------------|------------------------|-------------------|--------------|--------------|---------------------|-------------|
| 10011050 ECONOMIC DEVELOPMENT COMMISSIO | | | | | | | |
| 51000 REGULAR SALARIES & WAGES | 65,722 | 0 | 65,722 | 57,746.01 | .00 | 7,975.99 | 87.9% |
| 55110 TRANSPORTATION REIMBURSEMENT | 1,500 | 0 | 1,500 | 216.00 | .00 | 1,284.00 | 14.4% |
| 55405 PROMOTIONAL EXPENSES | 29,050 | 0 | 29,050 | 13,227.79 | 2,249.00 | 13,573.21 | 53.3% |
| 56100 OFFICE EXPENSES & SUPPLIES | 2,000 | 0 | 2,000 | 1,022.70 | 157.40 | 819.90 | 59.0% |
| 57000 CAPITAL EXPENDITURE | 5,000 | 0 | 5,000 | .00 | .00 | 5,000.00 | .0% |
| 58810 DUES AND FEES | 3,400 | 0 | 3,400 | 1,195.21 | .00 | 2,204.79 | 35.2% |
| TOTAL ECONOMIC DEVELOPMENT COMMISSIO | 106,672 | 0 | 106,672 | 73,407.71 | 2,406.40 | 30,857.89 | 71.1% |
| GRAND TOTAL | 106,672 | 0 | 106,672 | 73,407.71 | 2,406.40 | 30,857.89 | 71.1% |

** END OF REPORT - Generated by Kathleen Charest **



ECONOMIC DEVELOPMENT COMMISSION

Staff Report

May 2021 Activities

Presented at June 2021 EDC meeting

Local Initiatives

- Activity during the month has been dominated by due diligence regarding Gotspace Development LLC's request to enter a Municipal Host Agreement with the Town regarding the development of new data centers. Further discussion at EDC meeting
- Formulating the parameters for a feasibility study is the next step in pursuit of possible commercialization of the former historic railroad station. Input from the EDC will act as the foundation of further discussions with communities that have re-purposed their stations. Staff will then work with the Town Engineer to formulate an FRP for the project
- Staff is a member of the Greater New Haven Chamber of Commerce Legislative Committee where the ongoing workforce issues were discussed. Employers throughout Town...and throughout the country... are having problems filling open positions. The mantra of "Getting our Economy Started Again" is being negatively impacted by current unemployment compensation practices from both the State and the Federal Government
- The subject of responsible development in the Watershed Protection Area is being researched by our Town Engineer and Town Planner. We anticipate draft regulations soon
- The PZC will review requested modifications to the Montante Construction application at their next meeting on 6/14. Montante represents Amazon who hopes to build a 219,000 sf warehouse on the former BMS site at 5 Research Parkway

Creating Opportunities

- Staff met with the regional representative (a Wallingford resident) from the CT Small Business Development Center, to review the menu of opportunities and resources the agency provides for start-up and small businesses

Marketing

- The Quinnipiac University SMT presented our new digital marketing strategy to our Town Council at their meeting on 5/25. The presentation was well received and appreciated by the Council. The SMT has been disbanded for the summer. Next steps regarding the committee's engagement with QU is TBD
- The part-time ED Marketing Specialist position has been posted. Staff hopes to have the position filled by mid-summer in preparation for an active broad-based marketing initiative beginning in September

Trade Shows

- None scheduled

Update on Town Center Provided by WCI Executive Director

- New owner of the building at 208-210 Center St, formerly Kovacs Insurance, is considering returning the single use space back to two separate spaces. No formal plans have been submitted to date
- WACA and Splat Art Studio, in conjunction with WCI, held a Children's Sidewalk Chalk Contest in the Town Center
- WCI is working with a new food delivery service company named Q River Menus to offer reduced cost delivery services (when compared to Uber Eats, Grub Hub, etc.) in Town

Miscellaneous

- As mentioned at last month's meeting, the CT Secretary of State's office, in conjunction with the CT Data Collaborative, has created the means for communities to identify new business starts/registrations. April and May results show 61 new LLC's registered in Town. I'll discuss more detail at the meeting
- The Town Planner and staff met at 3 Sterling Drive to guide the soon-to-be new tenant, Fresh Bev, on a required zoning application
- The Town Planner and staff met with an entrepreneur looking to open a for-profit Montessori School at 143 Church St. The application is on the PZC June agenda
- The Town Planner, GM of WED, and staff met with a company in Barnes Park North to review their expansion visions

In the News

- *Hearing held on Amazon plan for former BMS site...RJ, 5/11...* The PZC held a public hearing on May 10 on a plan to redevelop the former Bristol-Meyers Squibb site into an Amazon facility. Meeting drew more than 100 people. The site would be a 24/7 operation, with trucks making deliveries to the warehouse overnight and the waves could consist of 120 drivers leaving the site every 30 minutes.
- *Wallingford zoning board to continue talks on Amazon plan next month...RJ, 5/12...* After three hours of discussion on May 10, the PZC is opting to continue talks next month. Montante presented its case for a 219,000 sq. ft. 17-dock delivery station building and 715-space parking lot on the 180-acre site. Residents of High Hill Road weighed in on potential impacts to quality of life, rural character of the neighborhood, and the drinking water supply.
- *Proposal to build data centers mulled in Wallingford...RJ, 5/21...* GotSPACE is looking at two possible locations in Wallingford-57 acres of land off of Route 68, for a 672,344 sq. ft. development and 157,000 sq. ft. in facility space. The other site is 205 acres on North Farms Road, for a 313,672 sq. ft. development and 157,000 sq. ft. facility space.
- *Tech firm approached six property owners about selling Wallingford land for data centers...RJ, 5/23...* The six owners that were approached are: Robert Pesapane, Thomas Ringrose, Gillespie Land Trust, Joseph Geremia, Martin Santacroce and one other parcel owned by three parties. Neither the buildings nor the location have been vetted by the town, but more information would be available after July 1.
- *Official says data center site would not overlap preserve...RJ, 5/26...* GotSPACE's owners, said Tuesday that the conceptual site plan "has since been modified and has not caught up to the web graphic. There is no intent to utilize or propose to include this Wallingford Land Trust land in the data center development."

New & Expanding Businesses (XXX 2021)

- Secretary of the State total New Businesses April - May 2021: total 61 (**Attached**)
- EDC Business Activity List: January – June 3, 2021 (**Attached**)

Results of EDC Marketing Activities

| | |
|--------------------------|----------|
| Advertising | 0 |
| Brokers/Site Consultants | 2 |
| Direct Contact | 7 |
| State/CERC/Chamber/REX | 1 |
| Trade Shows | 0 |
| Business Assistance | <u>0</u> |
| Total | 10 |

Respectfully,

Tim Ryan

Hearing held on Amazon plan for former BMS site

By Lauren Takores
Record-Journal staff

WALLINGFORD — The Planning and Zoning Commission held a public hearing Monday night on a plan to redevelop the former Bristol-Myers Squibb site into an Amazon facility, despite not having completed maps or revised traffic information.

The commission allowed the public hearing on the plan at 5 Research Parkway to open last month but immediately continued it, so Monday was the commission's first discussion on the proposal.

The remote meeting drew

more than 100 people, but it's unclear how many were members of the public.

The applicant, Montante Construction, is seeking a special permit to redevelop the 180-acre site to build a 219,000-square-foot delivery station building and 715-space parking lot for Amazon.

Commission member Jim Fitzsimmons called the application "Groundhog Day."

"This is where we were several years ago," he said. "The last time we had an application on this site...months went by, delays, and then we started to get different information at each meeting."

He referenced the previous application to redevelop the site two years ago.

Calare Properties proposed building warehouses that covered about 1 million square feet on the site.

Calare ran out of time before they could present a traffic study. It was one of the reasons some commission members didn't feel comfortable approving the application, which was denied in January 2019.

Fitzsimmons also brought up the concerns raised by residents in the neighborhood near the site.

"This is one of those unique

sites in Wallingford it's a rather large site, but it abuts a rather substantial residential district," he said.

Potential noise, light and air pollution emanating from the site were among the topics commissioners brought up.

Amazon already operates a sortation center, another type of warehouse, nearby at 29 Research Parkway, while Amazon Logistics operates a warehouse and distribution center on South Cherry Street, providing "last mile" service to customers like the proposed delivery station.

The Inland Wetlands and

Watercourses Commission approved the application April 7, with the condition that an independent erosion control plan monitor will oversee the construction activities to ensure that the erosion control plan is implemented.

Jessica Schumer, economic development manager with Amazon, reviewed facility site operations Monday.

She said that the warehouse also would be a "last mile" delivery service model.

She said the site would operate 24/7, with trucks making deliveries to the warehouse overnight.

Van drivers would arrive at 9 a.m., pick up a van, wait for them to be loaded at the warehouse, and then depart for the day to make deliveries as another wave of drivers arrived.

The waves would consist of 120 drivers leaving every 30 minutes from 9:30 a.m. to 11:30 a.m.

Flex drivers, who use their personal vehicles for deliveries, would arrive in the afternoon.

The public hearing was ongoing at press time.

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5/12/21 RJ

Wallingford zoning board to continue talks on Amazon plan next month

By Lauren Takores
Record-Journal staff

WALLINGFORD — After three hours of discussion Monday night, the Planning and Zoning Commission held off deciding on a plan to redevelop the former Bristol Myers Squibb site into an Amazon facility, opting to continue talks next month.

The site developer, Montante Construction, got to present its case for a 219,000-square-foot, 17-dock delivery station building and 715-space parking lot on the 180-acre site. The Inland Wetlands and Watercourses Commission approved the application April 7.

Amazon already operates a sortation center, another type of

warehouse, nearby at 29 Research Parkway, while Amazon Logistics operates a warehouse and distribution center on South Cherry Street, providing “last mile” service to customers.

Jessica Schumer, economic development manager with Amazon, said the 5 Research Parkway facility would also be a “last

mile” delivery service, operating 24/7.

Waves of van drivers, who work 10-hour shifts, would pick up packages for delivery between 9 a.m. and noon, she said. The first vans out would arrive back around 7 p.m. About 300 to 400 vans would be active on the site

See Amazon, C3

Amazon

From C1

each day.

Flex drivers, who use personal vehicles to make deliveries, would operate between 4 p.m. and 6 p.m. and not return to the site unless they had an undeliverable package.

Tractor trailer trucks would deliver packages to the warehouse mostly overnight, with 25 to 35 trucks visiting the site during a 24-hour time frame.

Residents of the High Hill Road area weighed in on potential impacts to their quality of life, the rural character of the neighborhood and the town’s drinking water supply.

Bob DeMaio, of 14 Marie Lane, brought up the town purchase



View looking northeast shows the former Bristol-Myers Squibb property at 5 Research Parkway in Wallingford on April 12. An application for a special permit for a warehouse use at 5 Research Parkway has been filed with the Planning and Zoning commission.

Dave Zajac, Record-Journal file photo

of 94 acres at 218 High Hill Road in 2000, saying that it was intended to be protected open space.

“That’s our neighborhood,” DeMaio said. “The town purchased High Hill Road property to preserve its rural character

20 years ago. This application, unfortunately, would destroy that for area residents.”

The commission denied a previous application to redevelop the site first presented in 2018, in which Calare Properties proposed building warehouses that covered about 1 million square feet.

Calare ran out of time before company officials could present everything to the commission’s satisfaction, specifically an updated traffic study. It was one of the reasons why some commission members didn’t feel comfortable approving the application, which was denied in January 2019.

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Record-Journal

Friday, May 21, 2021 | myrecordjournal.com

WALLINGFORD

Proposal to build data centers mullied

By Lauren Takores
Record-Journal staff

WALLINGFORD — A private company wants to build data centers on undeveloped land at two eastside locations, and has approached the town about a host agreement.

Gospace Data Partners LLC, a Groton-based company with its business registration in Boston, is in the process of building data campuses in several towns that would house telecommunications infrastructure.

The company hasn't actually

built any data centers yet, Thomas Quinn, one of Gospace's owners, said during a presentation to the Town Council earlier this week.

In addition to Wallingford, the company is also looking at sites in Groton, Norwich,

Griswold and Bozrah, according to the company website.

There are two possible Wallingford locations.

Gospace is looking at 57 acres of land behind Hilton Garden Inn near Interstate 91 and Route 68, for

a 672,344-square-foot development and 157,000-square-foot in facility space.

The other site is 205 acres on North Farms Road bordering Meriden, Tankwood Road and Route 15, for a 313,672-square-foot development and 157,000-square-foot

in facility space.

Attorney Len Fasano, a former state senator whose legislative district covered Wallingford, is representing Gospace for this part of the deal, he said Thursday.

See Proposal, A6

A6 Friday, May 21, 2021

Local & State

Record-Journal | myrecordjournal.com

Proposal to build data centers mullied in Wallingford

From A1

He said he doesn't believe there is any town-owned land being considered, just private property.

"There are people that have some concerns on North Farms Road," Fasano said, "and we're certainly going to address those concerns, and that will be another later stage ... Economically, it's a pretty good deal for Wallingford."

During the Town Council presentation, Fasano referenced HB 6513, which gives certain tax incentives for municipalities that enter into host agreements.

It was granted emergency certification in February and goes into effect July 1. All four of Wallingford's state representatives voted in favor of the bill, including Craig Fishbein, who also sits on the Town Council.

What is a data center?

Fasano defined a data center as a building that houses network computers for central storage, management and dissemination of information.

The facility would operate 24 hours a day, with approxi-

mately 85 jobs over three shifts.

The host agreement is negotiated with the town for fee and a variety of other obligations, Fasano said, which are overseen and reviewed by the state Department of Economic and Community Development (DECD).

Fasano said DECD plans to open an Office of Data Infrastructure, Administration and Security.

The state DECD would oversee the data centers, making sure they comply with the laws and regulations, but municipalities would control how they are built, how they look and all the safeguards.

"It's tough to do business in the state of Connecticut," Fasano said. "Wallingford is a great town, it's a wonderful community. It's got a great tax base, and it also has its own electric company with a significantly reduced electrical bill, relative to those that don't."

Quinn, of Gospace, described the look of the data centers as "big box buildings" that can be made any color to blend into the landscape.

Most are one story, but Gospace is proposing two-story buildings given amount of space available.

Quinn said the town would have no obligation to upgrade its sewer or electric systems. The town's Inland Wetlands and Watercourses Commission and the Planning and Zoning Commission would have to review and sign off on any plans.

There would be generators on site, used for times of peak demand and emergency backup, Quinn said, since the company would want to buy energy off the grid as much as possible.

The generators would operate under strict controls, running 1 percent of the time. He said they are efficient and housed in half-inch thick steel containers.

"Data centers draw an awful lot of power, there's no question about it," he said. "I can't tell you exactly what size the (data centers) are going to all be and exactly what footprint, but the data centers run — we call it the Big Mac of data centers — on 32 megawatts on an annual basis. It's a very large electric bill."

That could mean millions of

dollars annually under the town's hosting agreement.

"A 32-megawatt building is a very substantial benefit, if you combine the hosting agreement and utility agreement," he said. "A single building could generate a few million dollars a year, between \$3 (million) and \$4 million a year for the town."

Quinn said the company has signed project labor agreements stipulating the use of union workers.

"It's necessary to use union labor," he said. "This is a huge job. It's going to require quite a large component of mobilization for these foundations and build (of) the infrastructure."

There could be a ripple benefit to surrounding town businesses as well.

"These data centers have gravity," he said. "They'll bring other types of businesses, in support services for these businesses."

Neighbor concerns

Ed Bradley, of 2 Hampton Trail, lives south of the Hilton Garden Inn and raised concerns about the developments, since they would be in, or close to, the

town's Watershed Protection District (WPD).

"In my opinion, the WPD area should always, always trump any industry that wants to locate in that area," he said.

"I know the EDC (Economic Development Commission) is after tax dollars. And, as I mentioned before several boards, that it would be in the best interest of the town to purchase that land from the land owners and keep it as open space."

Charlotte Stopa, 1038 North Farms Road, and Jessica Polansky, 1039 North Farms Road, asked about traffic on their street.

Stopa asked Quinn if the plans for site near her residence include a driveway and entrance on North Farms Road.

"We're trying to stay off North Farms Road," Quinn said. "What we're looking for from the town is an (invitation) to the town, so there's only so much that we have done to this level ... We intend to try to make an internal roadway through that larger site to take the traffic off (North Farms Road)."

Polansky said she wanted to

echo Stopa's comment about North Farms Road, adding that the road is extremely narrow and that joggers can't safely walk or jog.

Jeff Kohan, a member of the town Planning and Zoning Commission, attended the remote meeting.

He asked Quinn about the process he was taking and the approvals from the town land use boards he was seeking.

Quinn said the hosting agreement has been negotiated with the town through the mayor's office and town attorney, dealing with money issues and structural issues. The Town Council at some point would have the opportunity to look at that agreement, which is when the public would see it in its final form.

From there, that would be approved by DECD, which then allows the tax advantages to take place. If DECD doesn't approve it, then it would not go through.

"There's a bunch of steps that (we) have to go through to make sure it works," he said.

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here for them and that we will fight for them and we are here for those who lost people to cancer," said Comeau, a Wallingford resident.

"We have a lot of family that has had cancer," her husband Jim added.

The parade began at the Anthem Blue Cross Blue Shield offices on Leigus Road in Wallingford and ended on the green after snaking its way past several land-



Betty Berger, of Meriden, center, helps decorate a vehicle on Friday for her son Jeff Berger, of Meriden, left, and Pamela Lumbra, of Meriden, right, while preparing for the Relay For Life Wheels of Hope car parade in the parking lot of Anthem Blue Cross and Blue Shield on Leigus Road in Wallingford. Jeff Berger is a 33-year cancer survivor and Lumbra is a two-year survivor. **See R day for Life, A6** Dave Zajac, Record-Jou

RS-5/23

Tech firm approached six property owners about selling Wallingford land for data centers

By Lauren Takores
Record-Journal staff

WALLINGFORD — A tech company has approached several property owners about purchasing farmland and wooded properties to build data centers, but no formal plans have been presented yet.

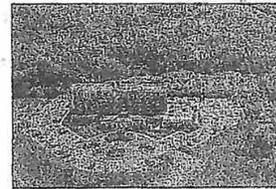
GotSPACE Data Partners LLC, a Groton-based

company with its business registration in Boston, is planning data centers that would house telecommunications infrastructure in several Connecticut towns.

The company hasn't actually built any data centers yet. Hosting agreements have been formally approved in Groton and Bozrah. The company is seeking agreements with Griswold and Norwich as well as Wallingford,

according to the company website.

If Wallingford officials enter into a host agreement, it could generate millions of dollars in new tax revenue annually, Thomas Quinn, one of GotSPACE's owners, said during a presentation to the Town Council this past week.



An aerial view of The Hilton Garden Inn at 1181 Barnes Road, Wallingford is seen here Friday. A private company wants to build a data center on property behind the hotel. **See Land, A6** Dave Zajac, Record-Jou

Land

From A1

A data center houses network computers for central storage, management and dissemination of information and operates 24 hours a day.

Quinn said the data centers take up approximately 100- to 120-acre parcels, but only cover 6 or 7 percent, including parking and roadways.

"We don't intend to clear trees," he said, "or do anything else outside of that area. Everything else would be left in a natural state, subject to of course Planning and Zoning regulations."

Ocean Development Precinct 1, a Boston-based company, has requested to purchase land from six property owners in Wallingford at two locations.

GotSPACE is looking at 57 acres of land behind Hilton Garden Inn near Interstate 91 and Route 68, for a 672,344-square-foot development and 157,000 square feet in facility space.

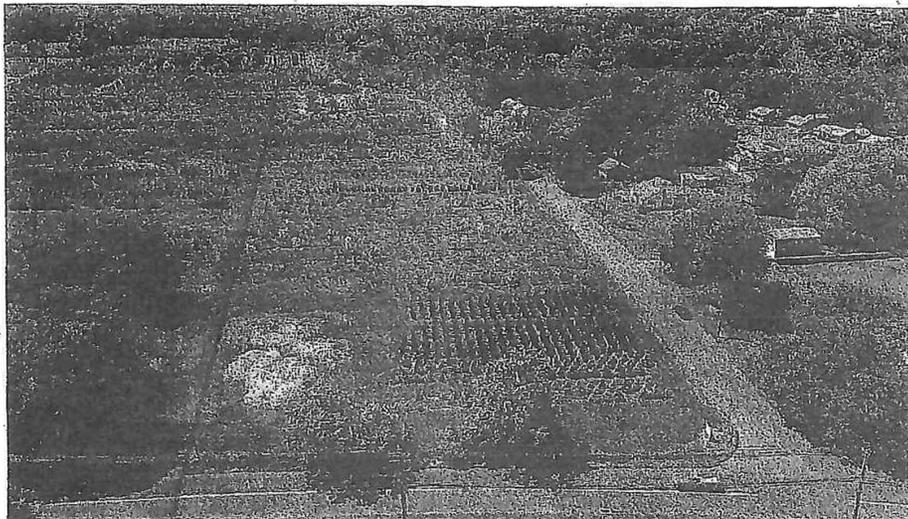
The undeveloped land behind the Hilton hotel is owned by three parties.

Robert Pesapane, of North Branford, owns the 6.54-acre parcel at 1175 Barnes Road, west of the Hilton.

South of that property bordering Interstate 91 on the west are two parcels totaling 26 acres owned by the Thomas Ringrose special needs trust, with Ann Oravetz as its trustee.

The third parcel, directly south of the hotel and bordering Williams Road to the east, is approximately 24.5 acres owned by the Gillespie land trust, with Barry Gillespie, Kathryn Gillespie and Raymond Gillespie as trustees.

The other site is 205 acres



A property at the corner of Tankwood Road and North Farms Road in Wallingford on Friday. A private company wants to build data centers on the site. A truck, bottom right, travels on North Farms Road. **See Land, A6** Dave Zajac, Record-Journal

farmland, is also owned by three parties. The acreage of each of the parcels is undisc-

losed. Joseph E. Geremia, of Wallingford, owns the westernmost, 83.26-acre property that borders Meriden, Frank Kogut and Brian Kogut, both of Meriden, own land south of Tankwood Road and west of North Farms Road.

Martin Santacroce, of Wallingford, owns land that borders the Geremia property, behind houses at 1039 North Farms Road, 1043 North Farms Road, 1047 North Farms Road and 1061 North Farms Road.

Data center construction has

gained momentum in Connecticut after the state legislature granted emergency certification in February to HB 6513, which gives certain tax incentives for municipalities that enter into hosting agreements. It goes into ef-

fect July 1.

Few specifics are known about the plan for the data centers. Quinn declined to share higher quality images of aerial photo maps that are available on the GotSPACE website.

The images have been compressed in file size, making the information on the map legend — including the total building footprint, building area and power requirement — pixelated and hard to read.

Quinn said Friday that nei-

ther the buildings nor the location have been vetted by the town, but more information would be available after July 1, when the new law takes effect.

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Lottery

Saturday's numbers:
Play 3 Day: 638 (0).
Play 4 Day: 1984 (2).
Friday's late numbers:
Play 3 Night: 999 (1).
Play 4 Night: 5088 (5).
Cash 5: 2-12-14-18-32.
Lotto: 6-14-38-41-42-43.
Mega Millions:
6-9-17-18-48 (8) x3.



INTERNATIONAL SILVER CO.

RS 5/26/21

WALLINGFORD

Official says data center site would not overlap preserve

By Lauren Takores
Record-Journal staff

WALLINGFORD — The owner of a company seeking to build data centers on undeveloped land in town said Tuesday that a proposed location would not overlap with a nature preserve owned by a community land trust.

Gospace Data Partners LLC, a Groton-based company with its business registration in Boston, is in the process of building data campuses in several Connecticut towns that would house telecommunications infrastructure.

There are two possible Wallingford locations. One site is a patchwork of properties with three owners totaling 205 acres west of North Farms Road, bordering the Meriden city line, Tankwood Road and Route 15.

Conceptual plans for the data center, available on the company's website, are apparently out of date.

The map shows an access road to the data centers at the trailhead of Orchard and Spruce Glen Trail, a 68-acre site with its entrance at the northern end of Barnes Industrial Road Park North. The property, owned by the Wallingford Land Trust, contains more than two miles of hiking trails, a wildlife habitat improvement area and a 13-foot waterfall.

Thomas Quinn, one of Gospace's owners, said Tuesday that the conceptual site plan "has since been modified and has not caught up to the web graphic."

See Official says, A5

Official says data center site would not overlap nature preserve

From A1

"There is not intent to utilize or propose to include this Wallingford Land Trust land in the data center development," he said.

Land trust board members did not return calls for comment Tuesday.

Contract filed with town clerk

The Orchard and Spruce Glen Trail property is bordered to the west by Route 15 and to the east by farm-

land owned by Joseph E. Geremia, of Wallingford.

Geremia owns the westernmost property Gospace is seeking — a 93.26-acre property, consisting of two parcels that border Meriden to the north, land owned by Frank Kogut, Brian Kogut and Martin Santacroce to the east, and the corporate offices of Hobson-Motzer and manufacturer Holo-Krome to the south.

A notice of contract between Ocean Development Precinct 1, LLC, a Boston-

based firm, and Geremia was filed with the Wallingford Town Clerk on May 3.

The notice states the two parties entered into a contract for the sale and purchase of the properties. As of Tuesday, no real estate transaction involving the properties has been recorded.

Quinn said last week that neither the buildings nor the location have been vetted by the town. No permit applications have been submitted to the town's land use offices

yet.

Jeff Kohan, a member of the Planning and Zoning Commission, attended a remote Town Council meeting last week, during which the initial plan for the data centers was presented.

He asked about the the approvals from the town land use boards Gospace is seeking.

Kohan said Tuesday that proximity of the proposed data centers to the land trust property would be

something the commission would consider.

"The Planning and Zoning Commission takes a lot of different concerns into evaluating an application," he said. "It's absolutely something that would either be brought up by the commission, or the residents, I'm sure, would bring it up as well."

He added that the commission's main concern is making sure development applications meet the town's zoning regulations.

The proposed site is in the Industrial Expansion (IX) zone — an area where the town has been trying to allow more kinds of business and industry.

Gospace is seeking a hosting agreement with the town. If Wallingford officials enter into a host agreement, it could generate millions of dollars in new tax revenue annually, Quinn said last week.

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Secretary of the State - New Business List - April 2021

| | name | principal | agent | date formed | status | type | street |
|----|--|--|--|-------------|--------|------|-----------------------------------|
| 1 | 589 EAST MAIN STREET LLC | JATIN PATEL | JATIN PATEL | 4/16/2021 | Active | LLC | 23 CLIFFSIDE DRIVE |
| 2 | 773 EAST BROADWAY, LLC | TRACEY A. GILHULY | TRACEY A. GILHULY | 4/6/2021 | Active | LLC | 9 HAYLEDGE COURT |
| 3 | ABOUT FACE PHOTOGRAPHY LLC | ROBERT DESALLE | ROBERT DESALLE | 4/1/2021 | Active | LLC | 11 MERRIMAN LN |
| 4 | ALL SEASONS REAL ESTATE LLC | LINDA CONCHADO | LINDA CONCHADO | 4/19/2021 | Active | LLC | 11 QUARRY RUN CT |
| 5 | ANGRY MAN DISTILLING LLC | REGISTERED AGENTS INC. | REGISTERED AGENTS INC. | 4/20/2021 | Active | LLC | 903 EAST CENTER STREET |
| 6 | AS DRYWALL SERVICES LLC | ALFREDO SANCHEZ | ALFREDO SANCHEZ | 4/13/2021 | Active | LLC | 228 N CHERRY ST |
| 7 | BOBBIES BOUTIQUE LLC | FRANCESCA MECCA | FRANCESCA MECCA | 4/28/2021 | Active | LLC | 14 NATHANS PATH |
| 8 | BURLY BROS LLC | ABAPC INC. | ABAPC INC. | 4/2/2021 | Active | LLC | 6 CARTER TRAIL |
| 9 | CONNECTICUT MODERN BUILDERS LLC | UNITED STATES CORPORATION AGENTS, INC. | UNITED STATES CORPORATION AGENTS, INC. | 4/30/2021 | Active | LLC | 747 CENTER ST FL 1 |
| 10 | DFC OF RESEARCH 1201 LLC | CENEVIVA LAW FIRM, LLC | CENEVIVA LAW FIRM, LLC | 4/15/2021 | Active | LLC | 920 SOUTH COLONY ROAD |
| 11 | DFC OF RESEARCH 701 LLC | CENEVIVA LAW FIRM, LLC | CENEVIVA LAW FIRM, LLC | 4/15/2021 | Active | LLC | 920 SOUTH COLONY ROAD |
| 12 | DJO CONSULTING GROUP LLC | DIANE OLIVETO | DIANE OLIVETO | 4/21/2021 | Active | LLC | 20 FAIRLAWN DRIVE |
| 13 | DT TILE & FLOORING LLC | DALE TAYLOR | DALE TAYLOR | 4/21/2021 | Active | LLC | 89 FARM HILL ROAD |
| 14 | EDGE EFFECT MANUFACTURING LLC | UNITED STATES CORPORATION AGENTS, INC. | UNITED STATES CORPORATION AGENTS, INC. | 4/5/2021 | Active | LLC | 34 ACADEMY ST. |
| 15 | FIX IT HOME SERVICES LLC | CHASE BALLOCH | CHASE BALLOCH | 4/7/2021 | Active | LLC | 53 SPICE HILL DR |
| 16 | FOLLOW THE MAGIC LLC | SAMANTHA PIETA | SAMANTHA PIETA | 4/5/2021 | Active | LLC | 88 RIDGECREST ROAD |
| 17 | GENM SENIOR CARE CONSULTING GROUP, LLC | MCR & P SERVICE CORPORATION | MCR & P SERVICE CORPORATION | 4/16/2021 | Active | LLC | 22 MASONIC AVENUE |
| 18 | HAIRADDICT LLC | JENNIFER YACCARINO | JENNIFER YACCARINO | 4/29/2021 | Active | LLC | 34 BRENTWOOD DR |
| 19 | HEALTH INSURANCE MATTERS, LLC | FRED M MCKAY | FRED M MCKAY | 4/27/2021 | Active | LLC | 3 FARM COURT |
| 20 | I LUV YOU SOAPS LLC | HAROLD BOSWARD CPA | HAROLD BOSWARD CPA | 4/9/2021 | Active | LLC | 63 COLONIAL HILL DRIVE |
| 21 | IZADON A BETTER WAY OF LIFE, LLC | CORPORATE SERVICE CENTER, INC. | CORPORATE SERVICE CENTER, INC. | 4/9/2021 | Active | LLC | 1245 OLD COLONY RD |
| 22 | JC SPORTS CARDS AND COLLECTIBLES, LLC | CORPORATE SERVICE CENTER, INC. | CORPORATE SERVICE CENTER, INC. | 4/28/2021 | Active | LLC | 7 HERITAGE WOODS |
| 23 | J & L CAST LLC | ARMAND CASTICO | ARMAND CASTICO | 4/27/2021 | Active | LLC | 866 NORTH COLONY ROAD |
| 24 | KAREN KREMZAR OT LLC | KAREN M KREMZAR | KAREN M KREMZAR | 4/1/2021 | Active | LLC | 15 COLONIAL LANE |
| 25 | MAIWA'S FLOWERS & GIFTS LLC | EDGAR PAREDES | EDGAR PAREDES | 4/8/2021 | Active | LLC | 192 NORTH COLONY RD |
| 26 | MATTYSALES LLC | MATTHEW T MORAN | MATTHEW T MORAN | 4/6/2021 | Active | LLC | 85 HIGH STREET |
| 27 | MEAN SISTERS, LLC | RAFFAELE DIFONZO | RAFFAELE DIFONZO | 4/9/2021 | Active | LLC | 18 KING ROAD |
| 28 | MRW CONSULTING LLC | REGISTERED AGENTS INC. | REGISTERED AGENTS INC. | 4/6/2021 | Active | LLC | 257 SOUTH CHERRY STREET |
| 29 | ORELLZ LLC | EDUARDO ORELLANA | EDUARDO ORELLANA | 4/29/2021 | Active | LLC | 82 BULL AVE |
| 30 | PATIENCE'S HAIR BRADING LLC | PATIENCE BORBOR KOLLIE | PATIENCE BORBOR KOLLIE | 4/28/2021 | Active | LLC | 55 JAMESTOWN CIRCLE |
| 31 | SHREE EVERGREEN LLC | AMIT PATEL | AMIT PATEL | 4/5/2021 | Active | LLC | 34 TWIN PINES DR |
| 32 | SPEAR 9, LLC | RAFAEL MARTINEZ | RAFAEL MARTINEZ | 4/26/2021 | Active | LLC | 63 HOPE HILL ROAD |
| 33 | THE PEOPLE'S TUNA LLC | JASON ENGLAND | JASON ENGLAND | 4/6/2021 | Active | LLC | 31 CHAPEL STREET |
| 34 | THE SWEET SPOT NUTRITION, LLC | SHARON MORRISON | SHARON MORRISON | 4/3/2021 | Active | LLC | 26 ELM HILL DRIVE |
| 35 | WHITTLESEY LLC | XIAO QUN CHENG | XIAO QUN CHENG | 4/29/2021 | Active | LLC | 61 N PLAINS INDUSTRIAL RD PMB 208 |
| 36 | WONGI LEE PROPERTY LLC | WONGI LEE | WONGI LEE | 4/12/2021 | Active | LLC | 14 ST ANDREWS CIR UNIT 2 |

36 : Total # of new businesses

0 : # of dissolved businesses

Secretary of the State - New Business List - May 2021

| | name | principal | agent | date formed | status | type | street |
|----|--|---|--|-------------|--------|------|-------------------------------|
| 1 | AGM ASSOCIATES LLC | ALAN JOSEPH MESSIER, GINA ANN SKELLY | UNITED STATES CORPORATION AGENTS, INC. | 5/14/2021 | Active | LLC | 23 OXFORD TRL |
| 2 | AWARE RECOVERY CARE, INC. | MATTHEW EACOTT, STEPHEN RANDAZZO | MATTHEW EACOTT | 5/28/2021 | Active | FSC | 35 THORPE AVENUE, SUITE 103 |
| 3 | BCM CLEANING SERVICES LLC | BLAKE BARBERINO | BLAKE BARBERINO | 5/13/2021 | Active | LLC | 10 CORNELIA DR |
| 4 | BOLD-MISCELLANEOUS STEEL ERECTORS | LUIS MORALES | LUIS MORALES | 5/19/2021 | Active | LLC | 527 5TH RIDGE RD. |
| 5 | CGA SERVICES LLP | | | 5/28/2021 | Active | LLP | 580 GIANOTTI CT |
| 6 | CHEF RAY GENNARO LLC | RAYMOND GENNARO AURIOSO | JILL KIMBERLY AURIOSO | 5/24/2021 | Active | LLC | 39 GRIEB TRAIL |
| 7 | DEBAISE PROPERTY MANAGEMENT LLC | LINDA BOHNE, STEPHEN M DEBAISE | STEPHEN M. DEBAISE | 5/13/2021 | Active | LLC | 33 NORTH MAIN STREET |
| 8 | GRAY GEAR LLC | GREGORY ELKAS | GREGORY ELKAS | 5/10/2021 | Active | LLC | 342 QUINNIAC ST |
| 9 | HALL AVENUE, LLC | ANNE M. NICOTRA | ANNE M. NICOTRA | 5/28/2021 | Active | LLC | 870 CLINTONVILLE ROAD |
| 10 | HIGH HILL PROPERTY AND INVESTMENTS LLC | CESAR GODINEZ-LOPEZ, JOYCE GARCIA ACEVEDO | ABAPC INC | 5/20/2021 | Active | LLC | 116 HIGH HILL RD |
| 11 | INNOVATIONS HOME REMODELING LLC | RODRIGO ORTEGA | RODRIGO ORTEGA | 5/21/2021 | Active | LLC | 157 COOK HILL RD |
| 12 | JMZ DRYWALL, LLC | EDWIN M ZEAS TORRES, JORGE H. ZEAS TORRES | JORGE H ZEAS TORRES | 5/3/2021 | Active | LLC | 96 S WHITTLES AVE |
| 13 | KINGS AUTO SOLUTIONS LLC | MICHAEL RIVERA | LEGALINC CORPORATE SERVICES INC. | 5/21/2021 | Active | LLC | 283 S COLONY RD |
| 14 | LEGENDS HOMECARE LLC | TRACY NTIM | TRACY NTIM | 5/7/2021 | Active | LLC | 990 YALE AVENUE, APT H |
| 15 | LINDA BOHNE REAL ESTATE LLC | LINDA M BOHNE | LINDA M BOHNE | 5/17/2021 | Active | LLC | 15 SUNSET DR |
| 16 | MADDIE JAMES PROPERTIES LLC | JAMES SHANAHAN JR. | JAMES SHANAHAN JR. | 5/12/2021 | Active | LLC | 587 NORTH MAIN STREET |
| 17 | MARTINO WELDING & FABRICATION LLC | REGINA MARTINO | VICTORIA MARTINO | 5/18/2021 | Active | LLC | 101 BROOKVIEW AVENUE |
| 18 | MOTUS INTERNATIONAL CONSULTING GROUP LLC | LAURAMIR RIVERA | LAURAMIR RIVERA | 5/13/2021 | Active | LLC | 104 NORTH CHERRY STREET APT 2 |
| 19 | PATIENCE'S UNIQUE BRAIDING LLC | PATIENCE KOLLIE | PATIENCE BORBOR KOLLIE | 5/17/2021 | Active | LLC | 55 JAMESTOWN CIRCLE |
| 20 | PINE GLEN PROPERTIES LLC | MARC FINDLEY | MARC FINDLEY | 5/20/2021 | Active | LLC | 32 PINE GLEN TERRACE |
| 21 | P & L FENTON TRUCKING LLC | PATRICK FENTON | LESLIE ANN FENTON | 5/18/2021 | Active | LLC | 15 PENT HIGHWAY |
| 22 | SAMMY'S CLOSET, INC. | KRISTI DOERR | KRISTI J. DOERR | 5/26/2021 | Active | NSC | 12 PENNY LN |
| 23 | SHIVALAY LLC | PRAKASH PATEL, PRIYNKA PATEL | PRIYNKA PATEL | 5/4/2021 | Active | LLC | 12 TURNBERRY RD |
| 24 | TLC CONTRACTING, LLC | MORGAN CHADBOURNE | MORGAN CHADBOURNE | 5/19/2021 | Active | LLC | 46 COOPER AVE |
| 25 | WINDOW NATION LLC | WINDOW NATION ACQUISITION LLC | CORPORATION SERVICE COMPANY | 5/18/2021 | Active | FLLC | 1070 NORTH FARMS ROAD |

25 : Total # of new businesses

0 : # of dissolved businesses

2021 EDC BUSINESS ACTIVITY LIST

(New/Expanded/Relocated)

12 - New Businesses
 2 - Expanded
 2 - Relocated (within the Town's borders)
 16 - Per May/June Report (06/03/21)

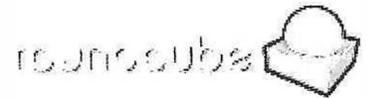
| # | Street Name | Business Name | New or... | Opened | Type of Business | Phone # | Notes | Tim's Mo. Rpt. |
|---|----------------------------|--------------------------------|-----------|--------|--------------------------------|--------------|----------------------------|----------------|
| | | Bite the Bullet Gems | New | Jan | Online jewelry | | RJ article | March |
| | 549 Center St | The Mason Jar | New | Jan | Old, new and local merchandise | 203-278-4217 | | March |
| | 1251 S Broad St | Miracle Ear | New | Jan | Hearing Center | 203-901-1433 | | March |
| | 400 Washington St, B-1 | Midstate Paving | Rel | Jan | Paving Compnay | 203-238-1708 | | March |
| | 314 Main St, 8 | Wallingford Nutrition Spot LLC | New | Jan | Healthy Smoothies | | RJ article | March |
| | 6 Research Parkway | EastSide Auto Transport | Exp | Feb | Transportation | 203-627-2299 | Parking/Storage/Office | April |
| | 329 Main Street , 207 | Nail & Wax Room | Exp | Feb | Nails/Waxing - classroom space | 203-214-6060 | Offers educational classes | April |
| | 300 Church St. | Dynamite Designs | Rel | Feb | Special Occasion dresses | | | April |
| | 87 South Colony Rd | Quarter Mile Auto Sales | New | Feb | Auto Sales | | | |
| | 1094 North Colony Rd | Pokemoto Hawaiiian Poke | New | Mar | Restaurant | 203-678-4991 | RJ article | April |
| | 850 South Colony Rd | Mexico Meat Market | New | Mar | Meat/Grocery | 203-303-1194 | | April |
| | 156 Center Street, B | Corner Market | New | Mar | Covenience/Grocery | 203-626-9053 | | April |
| | 950 Yale Ave., Suite 32 | Hwang's Martial Arts | New | Mar | Martial Arts Studio | 203-687-8637 | | April |
| | 1070 North Farms Rd | Windows National | New | Mar | Window Retail | 475-253-0015 | | April |
| | 179 Center Street | J. Carvers | New | Mar | Restaurant | 203-678-4622 | | April |
| | 50 North Main St, 3rd Flr. | Lauren Elizabeth Studios | New | June | Photography Studio | 475-500-7175 | Grand Opening 6/9 @ 2pm | June |

Grand Opening

<jmirra2org@gmail.com>

<edc@wallingfordct.gov>, 'Hank Baum' <hank.baum5@gmail.com>, 'Anthony Bracale' <abracale2019@gmail.com>, 'Patricia Cymbala' <brotherjames13@msn.com>, 'Gary Fappiano' <gf952@live.com>, 'Rob Fritz' <rfritz@trilogytechnologies.net>, 'Mark Gingras' <markg@ggbeverage.com>, 'Rosemarie Preneta' <rpremeta560@comcast.net>, 'Jim Wolfe' <jpwpaw@sbcglobal.net>, <jmirra2org@gmail.com>

2021-06-02 19:34



**Lauren Elizabeth Studios Grand Opening on Wednesday, June 9th at 2:00 PM.
50 North Main Street, 3rd Floor, Wallingford**

Please let me know if you are able to attend.

Thanks
Joe

Photography Studio
475-500-7175

6/4
STACY
Add to New Biz List.
Ti