



Town of Wallingford

Economic Development Commission

45 South Main Street, Room 311
Wallingford, CT 06492

Development Commission
Regular Meeting Minutes
October 6, 2025

Present:

Anthony Bracale, Chair
Frank Apuzzo, Vice Chair
Carl Casper, Commissioner
Austin McAnneny, Commissioner
John Bau, Alternate
Susan Gomes, Alternate
Amy Souchuns, Alternate

Absent

Rob Fritz, Commissioner
Gary Gonzalez, Commissioner
Nick Lombardi, Commissioner

Others Present:

Don Crouch, Economic Development Specialist
Stacie McCarthy, EDC Secretary

1. **Call to Order:** Chair Bracale called the regular meeting of the Economic Development Commission to order at 6:31 p.m.

2. **Pledge of Allegiance** – Chair Bracale led the Commission in the Pledge of Allegiance.

3. **Welcome New Commissioner:** Chair Bracale introduced and welcomed Susan Gomes to the commission.

4. **Consent Agenda:**

- Vice Chair Apuzzo made a motion to approve the Consent Agenda. Commissioner Casper seconded the motion. Consent Agenda was unanimously approved.

5. **Items removed from Consent:** None

(Amy Souchuns arrived at 6:36PM)

6. **Reports:**

a. **Committee Reports:**

Marketing Committee

- **55 Kondracki Lane Affordable Housing Project**

Commissioner McAnneny provided an update on 55 Kondracki Lane Affordable Housing Project.
Commissioner Lombardi and McAnneny have been participating in discussions with the

Administration regarding the development of a potential fixed tax assessment program. Commissioner McAnneny said Honeycomb Real Estate presented to the Town Council on September 9, 2025, to give an overview of the project to the Town Council. Further discussions are in progress. Chair Bracale explained that ultimately, the objective should be to design a program that is easily transferable across projects over time ensuring that future developers can easily ascertain what a fixed tax assessment would look like for their project. Bracale also suggested that towns such as Billerica, MA and Milford, CT should be reviewed for their approach to such programs as they are comparable in size and demographic to Wallingford. Chair Bracale asked Commissioner McAnneny to draft an overview of a potential fixed tax assessment program and share it with the ED Commissioners for their review and feedback.

- **Mayor's Business Visits**

Commissioners discussed the many recent Business Visits that have occurred over the last several months and how valuable these visits are for both the businesses and the Town. The Group noted that the businesses that have been visited so far include ORAFOL Americas, Inc., Roehm America LLC, Nel Hydrogen, CT Lottery and SensorWorx. Additionally, Mr. Crouch noted that in the weeks ahead, visits are scheduled with PPG Aerospace, Roehm Innovation Center, Ross Production Services, Swagelok, as well as many downtown businesses.

Chairman Bracale reiterated the importance of these collaborative meetings and explained that there is an opportunity for the EDC to develop a Wallingford Business Roundtable Forum in which ED would coordinate discussions between various local business leaders to generate discussion and ideas related to housing, workforce development, partnerships, resource sharing, community engagement, employment opportunities etc. Chair Bracale will work to develop a strategy around this topic.

Planning & Zoning Committee

- **No Update**

b. Economic Development Specialist / Staff Report:

- **Connecticut Municipal Development Authority (CMDA)**

Mr. Crouch explained that David Kooris, Executive Director- Connecticut Municipal Development Authority (CMDA) attended the September 9, 2025, Town Council meeting and presented an overview of the program. After discussion, the Council approved Wallingford's participation in the program.

- **856 North Main Street Ext**

Mr. Crouch noted that O,R&L Commercial recently announced the sale of the 20,672-square foot industrial building at 856 North Main Street Ext. for \$1.7 million.

- **Midwood Management Corp / 1000, 1020, 1030, 1044, 1080 Barnes Road**

Mr. Crouch explained that representatives from Midwood Management attended the September 8, 2025 Planning and Zoning Commission meeting seeking approval for a Special Permit to build three warehouse buildings on 1000, 1020, 1030, 1044, 1080 Barnes Road. The application for Midwood Management LLC for a Special Permit and Site Plan Approval request to construct three warehouse buildings totaling 415,000 sq. ft. and associated

98 parking was denied by the Commission. Mr. Crouch said the developers have submitted an
99 appeal.

100
101 • **5 Research Drive**

102 Developers have P&Z approval and are close to moving ahead with project.

103
104 • **108 Leigus Road (Campus at Greenhill)**

105 Vice Chair Apuzzo asked for an update regarding the property at 108 Leigus Road. Mr. Crouch
106 explained that it was supposed to go to auction in September but has been postponed until mid-
107 October. Starting bid is \$2 million.

108
109 • **Kohls Plaza**

110 Mr. Crouch noted with the recent opening of the new Yale New Haven Health Urgent Care
111 Center located at 1226 South Borad Street, this plaza is now fully leased.

112
113 • **Planning and Zoning Workshop**

114 Mr. Crouch explained that the Planning and Zoning Commission does not have a meeting
115 planned next month; however, they plan to schedule a workshop on October 15, 2025,
116 regarding regulation changes related to detached ADU's, corner lot front yards, and
117 dormers/nonconforming use, rear setbacks. Agenda has not been finalized; however, Mr.
118 Crouch encouraged Commissioners who may be interested to attend.

119
120 c. **Chairman Report**

- 121 • Chairman Bracale reintroduced Susan Gomes to the group and thanked her for
122 volunteering her time to be part of the ED Commission.
- 123 • Chairman Bracale also stated that he wants to work on a plan to develop and outline a
124 strategy to help guide ED initiatives.

125
126 7. **Old Business:**

127
128 a. **Update on Historic Railroad Station –**

- 129 ○ Mr. Crouch explained that Adult Education has moved out of the railroad station
130 building and into their new building at 4 Fairfield Blvd. Mr. Crouch noted that the
131 grant coordinator is preparing to resubmit the Historic Restoration Fund (HRF) grant
132 which could potentially be used for exterior repairs of the building, while Mayor
133 Cervoni is considering other grant funds for interior repairs. Mr. Crouch suggested
134 the ED Commission provide a letter of support for the HRF Grant. Chairman Bracale
135 reiterated that the ED Commission is committed to and supportive of initiatives to
136 move this project forward.
- 137 ○ **Update on Tracy** – Mr. Crouch notes that J&D Auto Sales has made significant
138 improvements to their property at 1224 Old Colony Road.
- 139 ○ **Update on Enforcement Ordinance** – Mr. Crouch noted recent Ordinance
140 Committee meetings have been cancelled, as a result there is no update to share.
141 Chairman Bracale noted that there remain issues that need to be addressed
142 throughout town and the ED Commission should continue to support the Zoning
143 Enforcement Officer when they address these issues with the Ordinance Committee.

144
145 8. **New Business:**

146 a. **Discussion and Possible Action – Customer Relationship Management (CRM)**

Mr. Crouch provided the Commission an overview of Staff's research related to obtaining a CRM system to better support department operations with data management and marketing initiatives. Mr. Crouch explained that Staff have been meeting with vendors and learning about various capabilities to determine which system would best support Staff's efforts. Mr. Crouch noted that the vendors researched have a focus on economic development and integration with our IT systems. Chairman Bracale requested a demonstration of the CRM system.

b. Discussion: Committee Assignments

Chairman Bracale announced the following sub committees, Vice Chair Apuzzo - TBD:

- **Retention and Marketing** – Commissioners Lombardi, McAnneny and (Gomes as available)
- **Planning and Zoning** – Commissioners Casper, Gonzalez, and Souchuns
- **Housing / Workforce Development / Education** – Commissioners Bau, Fritz and Gomes

- c. **Chairman Bracale requested a motion for the EDC to provide a letter of support for the HRF Grant. Vice Chair Apuzzo made a motion for the EDC to provide a letter of support for the HRF Grant. Commissioner McAnneny seconded the motion. Motion for EDC to provide a letter of support for the HRF Grant was unanimously approved.**

9. Commissions Around Town

- a. Mr. Crouch explained that he has seen other commissions and committees use the opportunity in a similar fashion as 'Commissions Around Town' to give Commissioners the opportunity to share new ideas, findings, happenings etc. that they are aware of around town with the rest of the Commission. All agreed this is beneficial approach to the meeting structure and agreed it should be included in future meetings.

There being no further business, Vice Chair Apuzzo made a motion to adjourn the meeting at 8:00 p.m.; Commissioner Gomes seconded the motion. By unanimous vote, the motion carried.

Sincerely,

Stacie McCarthy

Stacie McCarthy, Secretary