



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

EDC PLANNING & ZONING LIAISON COMMITTEE

SPECIAL Meeting Minutes

Wednesday, September 29, 2021

Town Hall, Room 205

45 South Main Street

Wallingford, CT 06492

The EDC Planning & Zoning Liaison Committee special meeting was called to order by Chairman Baum at 8:00 a.m. Commissioners Mirra, Wolfe, Baum and EDC Staff Member Ryan were in attendance.

- ❖ Commissioner Wolfe brought forward an error on the agenda that listed the meeting as a Special **Virtual** meeting, when in fact it was a Special meeting with no virtual option.
- 1. Discussion and possible action on May 17, 2021 Special Virtual Meeting Minutes - Minutes were unanimously approved with changes to dates and times; there were no material changes to the minutes.
- 2. Discussion regarding: Tuesday, October 5, 2021 - Special "Workshop" meeting to discuss the proposed I-X and I-5 regulation changes - Staff announced that he is unable to attend the PZC Workshop on October 5. Detailed discussion regarding the proposed zone changes in the I-X and I-5 to the I-X and WI zones prepared commissioners to represent the EDC at the public workshop. It was noted by staff that the proposed zoning amendments are a collaborative effort and had been agreed upon by the Town Planner, the Environmental Planner, Public Utilities, Town Engineer and the EDC with guidance from the Law Department. Specifics regarding the Data Center language were discussed. Commissioner Wolfe reminded the Committee that our POCD that was approved in 2016 speaks directly to Wallingford adjusting its economic development strategy to keep pace with changing needs in the business community. The POCD further recommends revision of the I-5 and IX zoning regulations. Data Center development addresses both strategic initiatives. Commissioner Mirra shared that he and staff had visited the Cyrus One Data Center in Norwalk to get a feel for scope and sound. It was noted that a new multi-building apartment complex was built within 200 ft. of the Data Center. Several residents were interviewed and it was determined that noise generated from the Data Center was a non-issue. It was also noted that ambient noise from I-95 could be heard over the Data Center.
- 3. Update on 5 Research Parkway - Discussed the PZC's denial of the Montante Construction application (Amazon). The 15 day appeal period has not yet passed, thus the future of the project is yet to be determined.
- 4. Next meeting: No meeting scheduled.

The meeting adjourned, by unanimous vote, at 9:03 a.m.

c: Town Clerk
EDC Staff
Website