

**Wallingford Planning & Zoning Commission**  
**Monday, January 10, 2022**  
**7:00pm**  
**Robert F. Parisi Council Chambers – Town Hall**  
**45 South Main Street**  
**MINUTES**

Chairman Seichter called the meeting to order at approximately 7:00 p.m.

**Pledge of Allegiance** was recited by all.

**Roll Call:** Present: James Seichter, Chairman; James Fitzsimmons, Regular Member; Steven Allinson, Regular Member; Jeff Kohan, Regular Member; Jaime Hine, Alternate; David Parent, Alternate; Kevin Pagini, Town Planner, Amy Torre, Zoning Enforcement Officer, and Atty. Janis Small, Corporation Counsel.

Absent: JP Venoit, Vice-Chair; Armand Menard, Alternate

*Chairman Seichter noted that Commissioner Hine will vote for Commissioner Venoit.*

**Consideration of Minutes – December 13, 2021**

**Commissioner Fitzsimmons: Motion to accept the minutes of the December 13, 2021 meeting of the Planning and Zoning Commission as submitted.**

**Commissioner Kohan: Second**

**Vote: Unanimous to approve with Commissioner Kohan abstaining.**

**PUBLIC HEARING**

**1. PUBLIC HEARING Continuation: Zoning Text Amendment/PZC/Data Centers by Special Permit in IX and I-5 Zones #903-21**

Commissioner Allinson noted the correspondence. Redlined text amendment draft dated January 5, 2022; correspondence from Andrew & Eugenia Mays to Commission Members dated September 8, 2021; correspondence from Kevin Pagini, Town Planner to City Clerk, City of Meriden, mailed September 9, 2021; correspondence from Kevin Pagini, Town Planner, to Eugene Livshits, South Central Regional Council of Governments, mailed September 8, 2021; Inter-Departmental Referral from the Fire Marshal, dated September 16, 2021; Inter-Departmental Referral from the Town Engineer, dated September 29, 2021; revised text amendment draft dated October 12, 2021; packet entitled Chicago, IL Data Center, Why Chicago; correspondence from Richard L’Heureaux, Wallingford Land Trust to Kevin Pagini, dated November 3, 2021; correspondence from Gregory Tocci, Cavanaugh Tocci, consultants in acoustics, to Janis Small, Corporation Counsel dated January 5, 2022; email correspondence from Stephanie Massimino to Planning & Zoning Commission, dated January 6, 2022; correspondence from Adelheid Koepfer to Kevin Pagini, dated January 9, 2022; and a non-redlined copy of the proposed zoning text amendment.

Chairman Seichter announced that there will be no action taken tonight on this application because the acoustical engineer, Gregory Tocci, is not in attendance due to COVID protocols. Mr. Pagini will give a presentation tonight and there will be an opportunity for questions. A special meeting will be scheduled in early February to continue the hearing because Mr. Tocci is not available on the date of the next regular meeting.

Kevin Pagini, Town Planner, explained that they have reviewed the feedback provided by the public, consulted with other municipalities, contacted sound experts, and conducted research. He stated that the intent of the regulation is to allow responsible development of data centers in the least invasive way possible and with the least amount of impact on the surrounding neighborhoods. Mr. Pagini noted that most of the presentation was based on the Sound Engineer attending the meeting, so some questions may need to be deferred to the next meeting. He summarized the changes made to the draft text amendment since October, including setbacks and regulations for generators. He provided key takeaways provided by the sound engineer including that more power usage translates to more noise and major contributors to that noise are the HVAC systems and the emergency generators. Mr. Pagini explained the special permitting process and that allowing data centers as a special permit use does not mean any data center will automatically be approved. He noted that the Commission has listened to and understood every concern raised and has written a regulation that will allow for the responsible development of data centers in the least invasive way possible and with the least amount of impact to the surrounding neighborhood. The presentation covered how monitoring will be done, emissions limits, and anticipation of traffic. He reported that research conducted through a scholarly journal database resulted in no direct links between data centers and human illnesses. He explained how they looked at other data centers and recommended a 500-foot setback to residential properties. In addition, he recommends a 750-foot setback for electrical substations that are adjacent to residential areas. He noted how he could not find another community proposing the level of regulation and requirements that are being proposed today. The Sound Engineer has reviewed the proposed regulations and stated that they are protective of neighboring residential properties. He stated that the Town has determined that an independent sound analysis is not necessary.

Chairman Seichter reiterated that the Sound Engineer is not here to answer questions tonight.

Commissioner Fitzsimmons asked if the Sound Engineer represents both municipalities and applicants. Mr. Pagini replied that he would check. Commissioner Fitzsimmons asked about emissions (slide 6) and the requirement for documentation on when the generators will be run. Mr. Pagini replied that they intend to get as much information as they can including what they are used for and how. Regarding monitoring and compliance, Commissioner Fitzsimmons asked who would be the backup for a noise issue complaint. Mr. Pagini replied that the Police enforce noise ordinances. He explained that the Zoning Enforcement Officer would take the initial complaint and refer to the police if needed. Commissioner Fitzsimmons asked for more information on the monitoring. He also asked if the 2013 data on the Virginia location regarding the number of employees is the latest available. Mr. Pagini replied that is all he can find but other municipalities agree with that number. Commissioner

Fitzsimmons asked if a data center use is in the ISTE Traffic Study Book. Mr. Pagini replied no. Commissioner Fitzsimmons noted that the peer reviewer for the sound study only looks at the data submitted by the applicant but doesn't collect his own data. Mr. Pagini replied that the Town Engineer trusts the data submitted by a professional engineer. Commissioner Fitzsimmons asked if the police have ever dealt with an industrial use sound complaint. Mr. Pagini replied that he is only aware of one and doesn't know the status.

Commissioner Hine asked if Mr. Tocci, the sound engineer had recommendations for monitoring. Mr. Pagini replied that Mr. Tocci indicated that it will be tough if we don't have the correct equipment. He indicated that he hasn't seen a requirement for monitoring after the fact before. Commissioner Hine asked if the Police Department has the equipment. Mr. Pagini replied that he knows they have something.

Atty. Small explained that the police department has monitoring equipment that needs continuous recalibration and they need the training to use it. She noted that within the last year there was one noise complaint on an industrial use that was investigated and resolved. She stated that the Town would need to hire a professional to do the monitoring and have someone trained to maintain and use the Police Department's equipment. Chairman Seichter asked what the steps are for a violation. Atty. Small replied that there would be notice of the violation and if not corrected we would need to decide if we want an injunction action.

Commissioner Hine clarified that we can put something in the regs that the special permit requires monitoring as a condition of approval. He asked what would happen if we don't require it and there is an increase in noise. Mr. Pagini replied that they would receive notice of the violation and the complaint would be investigated and then enforcement action if necessary. Commissioner Hine asked if we can require the applicant to pay for the monitoring. Mr. Pagini said yes. Commissioner Hine stated that that is an important consideration. He referred to section 4.9.C.5A where there is a reference to submitting the analysis to ensure the noise doesn't raise existing background sound levels by more than 5dBA. He noted that he didn't see a specific prohibition for an increase of that level of sound. That section only deals with the impact analysis. Mr. Pagini replied that the actual proposal cannot be increased by that level. Commissioner Hine stated that it reads as requesting a submission containing detailed information on all of this. Mr. Pagini replied that the point of the study is to show that it doesn't raise the sound level. Commissioner Hine suggested including a separate paragraph that says that a data center cannot raise the sound level above that. Commissioner Hine noted that it states that can't they cannot create vibration levels perceptible to neighboring properties. He asked if that can be made more specific than 'neighboring properties'. He suggested 'directly abutting' or a particular distance. Mr. Pagini agreed to discuss that with the sound engineer. Commissioner Hine referenced 4.9.C.5E where it sets minimum setbacks for abutting any side, front or rear yard of a residential property. He asked what if there was a commercial property between the residence and the data center that would still fall within 500 feet. Mr. Pagini replied that it only applies to properties that directly abut. Commissioner Hine stated that he wants to make sure to guarantee 500 feet from a residential property.

Commissioner Kohan noted that monitoring is important. He would like to be proactive in the monitoring and not wait until the facility is built. He would like to see it in the regulations instead of the conditions. He asked who is responsible for monitoring. Mr. Pagini replied that as to sound, placement, and screening it would be the zoning regulations that would enforce. Commissioner Kohan asked if the Electric Department had suggestions for standards. Mr. Pagini replied that the Electric Department's suggestions are included in language on substations in Subsection 2 under F2. Commissioner Kohan referred to the permitting process described in the presentation. It says the application is subject to the municipal host agreement that was approved by the Town Council. He asked how it relates to this discussion. Mr. Pagini replied that any data center in the town of \$250m or more is required to enter into an agreement with the Town for 30 years. The smaller data centers in town are not subject to the agreement. Commissioner Kohan asked if we need to copy the agreement into the regulations. Atty. Small responded that the Host agreement states that the requirements of the agreement don't affect the Commission's ability to create stricter regulations. These draft regulations are stricter. This regulation is about the zone and allowing this use. The Host Agreement gives the Town the ability to look at all sound data during the design stage. We wouldn't have that early opportunity to comment otherwise. Commissioner Kohan noted that there are some land use specifics in the Host Agreement that are restrictive. He asked if we need to build those into our regulations so they don't conflict. Atty. Small replied that this Commission can enact more strict regulations than what's in the agreement. It is the applicant's job to comply with the Host Agreement and the zoning regulations. How they fit into the Host Agreement is not the Zoning Commission's problem. Commissioner Hine asked if the Town Council has to approve that the application meets the Host Agreement. Atty. Small replied no. In terms of the sound analysis, they have to talk to town during the design phase. So by the time they come to the Commission they should be in compliance. Commissioner Hine asked for a demonstration by the sound engineer of the ambient noise and increasing it by 5 dBA. The sound and vibration impact analysis are key. Something needs to be written in the regulations so all the variables are included and there is a way to stop them if they exceed noise levels.

Commissioner Allinson thanked Mr. Pagini for his work in drafting the amendment. He referred to 5A and agreed that the word 'neighboring' would protect more people than the word 'abutting'. Regarding section 5E, he asked if there are any mixed-use properties in the IX or I-5 zones. Mr. Pagini replied that there are residential and commercial, but he was not sure if there were any mixed-use. Commissioner Allinson suggested checking and making sure mixed-use is included so the setbacks can protect them. He agreed with the concern of a commercial building between the residential and the data center.

Commissioner Parent asked for clarification of the estimated number of employees. Mr. Pagini replied that it is 25 to 30 per peak shift.

Chairman Seichter noted that there had been some talk of including the ability to determine if they are meeting the requirements once the facility is functioning at peak capacity. Mr. Pagini responded that it could be a condition of approval. Chairman Seichter asked if they can be required to run the generators to demonstrate compliance. Then if they add additional HVAC, etc. to the property, he clarified that they would have to come back and do another sound study to prove they meet the original parameters. Mr.

Pagini replied yes. He stated that research shows that they tend to change the equipment every three years or so. Chairman Seichter asked if they still have to show they are meeting requirements and not just on paper. Mr. Pagini replied yes. Chairman Seichter stated that he shares concerns with sound and vibration. Regarding page 2 number 5F on landscaping, he asked what the natural buffer would be and if the earthen berm was optional. Mr. Pagini replied that the berm is necessary if there is an abutting property then also the 100-foot wide natural buffer. Chairman Seichter asked Mr. Pagini to review that language to make sure it is clear.

Commissioner Fitzsimmons noted that this amendment would add data centers as an allowed use by special permit in the IX and I-5 districts. There are multiple references to residential property and residential zoning districts. Mr. Pagini replied that there is a residential (R18) zone abutting and there are residential properties within the IX. Commissioner Fitzsimmons clarified that the setback is from the residential zone for Tankwood Road (R18 Zone) residents. If the residual properties are within the IX, he asked that the setback measurement be clarified whether it is from the property line or the front door. Mr. Pagini clarified that it is from the property line. Commissioner Fitzsimmons suggested clarifying that in the regulation.

#### PUBIC COMMENT

John Conway, 27 Terrace Gardens, asked if it's possible to come back later and make the regulations stricter. Chairman Seichter replied that once the regulation is approved, that's the regulation that will apply. But anyone can come back and request a change to the regulations. Mr. Conway asked if the data center would be purchasing power at a cheaper rate and if the residents would have to pick up the slack. Chairman Seichter replied that there is no deal on the table yet. This is just a regulation allowing data centers as a use. He can't comment on any potential discussion with the Town Electric Department.

Danielle Conway, 78 Tankwood Road noted that her property would be abutted on two sides by this zone and she is concerned about the health and wellbeing of her family. She noted that the construction period is estimated to take 8-10 years. She is concerned about the impact of the construction on her well water. Her concerns included the construction phase as well as the generators and the low-frequency noise emissions. She stated that there has not been enough research done to show the potential impact of living that close. She is concerned about the displaced wildlife. She noted that there is no requirement for an environmental impact study. She stated that she understands that the property will be developed, but most of the current uses work only during the day. The data centers run 24/7. She would like to see accountability and not rely on a special permit only. She doesn't believe this is an appropriate use. She added that monitoring is only as good as the enforcement. She asked who will enforce the regulations and how. This needs to be clearly defined.

David Ellis, 56 Old Maid Road, stated that he is a member of the Board of Directors of the Wallingford Land Trust. He explained the open space in this area. The regulations need to specify setbacks for open space, particularly that space developed as outdoor recreational opportunities. There should be berms and setback requirements for open space used for public recreation. He stated that monitoring needs to

be active and continuous with a protocol for enforcement and who will pay for it. He supports responsible development.

Michael Polansky, 1039 North Farms Road, referred to the text on setbacks. He asked that the rear property line abutting the property of the facility is used for the 500 or 750 setbacks. Not the front property line. Chairman Seichter replied that that is the intention and they will make it clear.

Roger North, 77 Midland Drive, stated that he appreciates the Commission moving carefully on this. He asked about the placement of the generators, and if they can be farther away from the residential properties. Mr. Pagini replied that it is in the setback requirements but that he will make it clearer. Chairman Seichter stated that it is currently a minimum of 500 feet. Mr. North asked if the generator will be in front of or behind the building. Mr. Pagini replied that he understands that the generators are next to the buildings. Mr. North noted that the residential properties are to the north and the IX side is to the south, so it would be more beneficial to the residents if they were on the IX side. Mr. Pagini agreed and noted that he hasn't seen an application yet but will look into putting something on generator placement in the documentation. Chairman Seichter noted that the location of the generator can be a condition of the special permit. Mr. North asked if the special permit approvals can be turned over to a new owner. Atty. Small replied that the Municipal Host Agreement has requirements for someone to assign the agreement to a new owner. The Town would need to consent. If an application gets approved for a special permit, all the conditions are binding on the new owner.

Jessica Polansky, 1039 North Farms Road stated that it is alarming when the Commission is asking the questions that the citizens have been asking and there are still no answers. She noted that the Illness slide in the presentation has a grossly misleading statement. She asked why that resource was selected when citizens have provided documented evidence that contradicts it. Mr. Pagini replied that his research showed no direct link specifically from to human illnesses. Ms. Polansky replied that there are class action lawsuits by people against data centers. She quoted a news article stating that the safeguards that were promised have failed even when the data centers comply. She noted documentation on the effect of constant noise and those with pre-existing conditions. She asked for scientific data supporting the 500 and 750-foot setbacks. Chairman Seichter asked that that question be addressed to the Sound Engineer. He noted that there was little regulation in some of the data center locations as far as a setback, sound, and screening. He agreed that the concerns are valid but what is being proposed here is different from what happened in other locations. Ms. Polansky noted that these monstrosities are to be developed in her backyard. She noted that this neighborhood is currently a quiet country setting. The sound volume will not just be raised but to heavy industry noise. She asked about the feasibility of the town providing enough water for their cooling systems. Ms. Polansky asked who would be responsible if they need to dig new wells. Chairman Seichter noted that the water cooling for the HVAC systems is done mostly in the west, so they don't expect it to be used here. That can also be addressed to the sound engineer. He suggested that Mr. Pagini add that data centers use only dry cooling. Ms. Polansky asked who Tom Quinn is representing. Atty. Small replied that the Municipal Host Agreement is with Gotspace but it doesn't talk about who is buying the land. If Gotspace wants to assign the agreement it would have to go to the Town. She thanked Mr. Pagini and the Commission. Ms.

Polansky stated that she hopes the Commission does its due diligence because the citizens feel that they were failed by the Town Council. She asked why data centers take precedence over people in residential neighborhoods. She asked why the data centers can't be limited in number and put in a cluster. Chairman Seichter replied that he is not sure if there are limitations on how close they can be to each other.

Ron Maturo, 1009 North Farms Road noted that the buildings will have to be kept cool, so will need big air conditioners, which make a lot of noise. He noted that Northeast Utilities is putting in new power lines on North Farms Road. He noted that Wallingford can't generate enough power for these facilities. He stated concern about the noise and the electricity in the air. The higher wavelength bothers animals and women. He asked if it's true that the companies will not get taxed for 30 years. Chairman Seichter replied that they are not taxable due to State legislation for 30 years but there will be payment to the Town in lieu of taxes based on the size of the facility. Atty. Small explained that the State passed a law to entice Data Centers. If they commit to a \$250m investment, they pay no tax but have to do a host agreement with the town and make a payment to the town. Chairman Seichter added that the payment depends on the size of the building but could be up to \$1 million per building per year.

Eugenia Mays, 76 Tankwood Road commended Mr. Pagini and the team for their work in this unique situation. She asked about the mitigation provided by the 500-foot setback and noted that a previous draft called for no significant impact while this one states 5 decibels. She asked for a clear example of 5 decibels. Chairman Seichter replied that the sound engineer will address that. Ms. Mays referred to the January 5 letter from the sound engineer and the model he used showing the impact of sound from a major highway. She noted that this neighborhood is different in that it doesn't have daytime noise, so our baseline is different. She asked if the sound engineer can provide an example for this particular neighborhood which is 3,000 to 4,000 feet from a highway. Ms. Mays added that the Commission is relying on the special permit mechanism to protect the residents. The current regulations mention a significant impact. She stated that the Commission needs to compel full mitigation. Chairman Seichter stated that this proposal is taking existing background noise and saying that they can increase it up to 5 decibels. They can't go over the sound limits in the zone. Ms. Mays asked why the Commission is not requiring full mitigation, with no increase in sound. The Commission is surrendering that right to require full mitigation. She asked where, in the host agreement, it specifically says that the strictest set of rules will apply. Atty. Small noted that there nothing in our agreement prevents the Planning and Zoning Commission from being stricter in their requirements. Ms. Mays referred to article 27 of the Host Agreement and asked who is reviewing the sound models. Atty. Small replied that when they design the project, they have to first show the Town that they meet what the agreement calls for. Then they come to P&Z and have to comply with their regulations. She continued that several Town Departments will be involved and they will hire experts to tell us if the proposed design meets the rules. They will still have to satisfy P&Z. The Host Agreement with the Town is extra protection. Nothing prohibits P&Z from having more strict regulations. Ms. Mays asked which takes legal precedence. Atty. Small replied that the contract can't trump P&Z regulations.

Debra Dillon, 22 Tankwood Road thanked the Commission for the opportunity to provide input. She asked why not just not allow. It is not compliant with the neighborhood. With the fast changes in technology, how long will we need the data centers? In 20 years they could be empty buildings. She asked if there is a plan for the displaced wildlife, which will include bald eagles. She predicted that animal control will cost more. She asked what we are gaining other than loss of property value, loss of wildlife, and loss of quality of life. She cannot accept data centers. There are too many unknowns.

Nick Watrous, 183 Pinehurst Drive, thanked the Commission for asking questions and showing concern. He asked if the vibration is something that could be reported to the police. Mr. Pagini replied yes, vibration and sound are enforced by the police. Mr. Watrous asked how it is enforced and who will pay for the monitoring. Chairman Seichter replied that if an application is approved, in order to get a certificate of occupancy, the Commission can require them to do testing demonstrating that they met what they said. If there are complaints, then there is an investigation and other actions can follow. Mr. Watrous noted that it is important to be specific to protect the neighborhood. For example, using residential areas within ¼ mile, or something like that is less ambiguous than neighboring residences.

Kelly Watrous, 183 Pinehurst Drive asked how vibration is measured. Mr. Pagini stated that he will follow up on what equipment is used. Ms. Watrous asked if there are rules on light pollution. Chairman Seichter replied that those regulations exist already.

Jim Wolfe, Economic Development Commission, noted that we have data centers in Wallingford already He asked if the smaller centers will have to meet all these regulations. Mr. Pagini replied yes. He noted that if it is part of an office it would be considered office use. The smaller facilities are considered office use. The regulations refer to the large facilities with electrical substations. Mr. Wolfe noted that there is a property owner in the Barnes Park area that wants to expand his data center. He is concerned that the Town could lose some business because of this. The regulations say data centers. Mr. Pagini noted that the regulations apply to the principal use.

Kathy Palmer, 18 Tankwood Road stated that we don't want data centers in anyone's neighborhood. Her concern is that this is a big plot of land, so we can expect future expansion. She asked what happens to the setbacks then. Chairman Seichter replied a new building or expansion would be a new application process that has to meet the regulations. Ms. Palmer asked if there would be a public hearing. Chairman Seichter replied yes because it would be a special permit. Ms. Palmer asked if parameters can be put around the generator use. Chairman Seichter replied because it's a special permit, the Commission has a great deal of latitude. Ms. Palmer asked what the recourse is if the construction adversely affected their wells. Mr. Pagini replied that it can be brought up during the special permit process. Ms. Palmer asked if the visual screening will include a wall around the perimeter. Mr. Pagini replied that it is meant to be around the buildings, not necessarily the perimeter of the property. Ms. Palmer noted that the sound monitoring sounds vague and asked that it be done twice a year. She noted that she preferred using 'neighboring' instead of 'abutting'. She asked who would be called to enforce sound issues. Chairman Seichter replied that both Police and the Zoning Enforcement Officer.



Bruce Cwirka, 1043 Northrop Road stated that there should be a baseline noise level developed now and at different times of the year. He noted concerns about traffic in an already high traffic area. He mentioned that airports are experts in sound and vibration issues. He noted that technology will change and the buildings will be empty. He asked who the specialists we bring in will work for. He noted that we are losing open space and farms. He commented that a lawnmower generates 5dBA. He asked the Commission to say no.

Diane Cwirka, 150 High Hill Road echoed the concerns voiced tonight. She noted that the issues discussed are similar to those discussed during the auto auction application. That was voted down for all the right reasons. Data centers don't fit the character of the neighborhood. She noted that there are a lot of unanswered questions. We can't control it once it's in. They will do what they want to do. This is the wrong project for Wallingford.

Chairman Seichter announced that the public hearing will be continued next month. He noted that the Sound Engineer is not available for the next regular meeting, February 14th. A special meeting will be scheduled. Atty. Small stated that he can state that the public hearing will be continued to a special meeting. It is not required to specify a date.

**Commissioner Fitzsimmons: Motion to continue the Zoning Text Amendment hearing regarding Data Centers by Special Permit in XI and I-5 Zones at a meeting to be determined next month.**

Commissioner Kohan requested that the Sound Engineer be prepared to address the measurement of vibration and hum as this is a key factor. He also noted that he agrees that we have given away some of our authority in 5A on the October 12<sup>th</sup> version of the text amendment. He suggests looking at the wording 'not substantially raised' vs. the 5-decibel increase.

**Commissioner Kohan: Second**

**Vote: Unanimous**

#### **BOND RELEASES AND REDUCTIONS**

- 2. Site Plan/Tractor Supply/801 North Colony Road #203-18**
- 3. Alfonso & Marie Liquori/1100 Clintonville Road**
- 4. Cattaruzza, LLC/150 South Main Street (Generations OB/GYN) #211-20**
- 5. Hall Avenue, LLC/238 Hall Ave #409-21**

Mr. Pagini noted that #2 (801 North Colony Road) is not ready to be released due to landscaping issues. Mr. Pagini recommended the release of #3 (1100 Clintonville Road), #4 (150 South Main Street), and #5 (238 Hall Avenue).

Chairman Seichter noted that Commissioner Parent will vote in place of Commissioner Allinson who is out of the room.

Commissioner Fitzsimmons asked if any of the bond for #5 was for the landscaping. Mr. Pagini replied no and that he has written confirmation that the landscaping will be completed.

**Commissioner Fitzsimmons: Motion to approve release and reduction of the bonds for the applications as recommended by the Town Planner:**

- **Alfonso & Marie Liquori/1100 Clintonville Road**
- **Cattaruzza, LLC/150 South Main Street (Generations OB/GYN) #211-20**
- **Hall Avenue, LLC/238 Hall Ave #409-21**

**Commissioner Kohan: Second**

**Vote: Hine – yes; Kohan – yes; Fitzsimmons – yes; Parent – yes; Chairman Seichter - yes.**

#### **REPORTS OF OFFICERS AND STAFF**

- 6. Administrative Approvals - Noted as approved**
  - a. Survey Waiver/D.&O. Beradesca/12 Twin Oak Farm Road #817-21**
  
- 7. ZBA Notice for January 19, 2022 – No questions**

#### **8. Zoning Enforcement Report**

Amy Torre explained that the report she has been providing is not a measurement of the effectiveness of zoning enforcement. Some incidents are resolved quickly and don't get added to the database. She explained that she cannot manipulate the data to come up with a different report to include things like legal referrals. She asked the Commission what they want to see in a report so she can start from scratch.

Commissioner Kohan stated that the old report was a good start. He would like to see the date the violation comes in, resolution date, follow-ups, legal referrals, and the nature of the violation.

Commissioner Fitzsimmons agreed and thanked Ms. Torre for her efforts. He stated that he likes the format. He stated that she should get credit for everything that is reported and resolved. He suggested something like a baseball scorecard. He stated that he wants to see the list chronologically and to see everything that is moving. It is important to know about referrals to legal. He added that illegal dwelling units are a real problem.

Chairman Seichter added that he is interested in where we stand today and what the action plan is. Once it has gone to legal it is out of our hands. He'd like to know who has the authority, i.e. legal, fire, or building departments.

Ms. Torre promised to have a sample monthly scorecard to share at next month's meeting.

**ADJOURNMENT**

**Commissioner Fitzsimmons: Motion to adjourn the Monday, January 10, 2022, Wallingford Planning and Zoning Commission meeting at 10:30 pm.**

**Commissioner Kohan: Second**

**Vote: Unanimous**

Respectfully Submitted,  
Cheryl-Ann Tubby  
Recording Secretary