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5 **Economic Development Commission**
6 **Regular Meeting Minutes**
7 **September 11, 2017**
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10 **Present:** Joe Mirra, Chair
11 Jim Wolfe, Vice-Chair
12 Tom Collette, Commissioner
13 Patricia Cymbala, Commissioner
14 Gary Fappiano, Commissioner
15 Mark Gingras, Commissioner
16 Rosemarie Preneta, Commissioner
17 Hank Baum, Alternate
18 Ed Zavaski, Alternate
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20 **Absent:** Russ Mills, Alternate
21

22 **Others Present:** Tim Ryan, Economic Development Specialist
23 Lynn Wolff, Secretary
24 Vincenzo DiNatale
25 Matt Zabierek, Record-Journal
26 Jessica Wysocki
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29 Chair Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:30 p.m.
30 Joe asked that, in the future, EDC members, upon receipt of the agenda packet, email the secretary
31 regarding attendance.
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33 **1. Presentation by Jon Walworth and possible action re: Town Center project** – Since Jon Walworth
34 was unable to attend, Vincenzo DiNatale explained that he would be making the presentation regarding
35 350/372 Center Street. In order to accomplish this project, a variance on the allowable height of the
36 building structure at 372 Center Street is being sought. The regulations currently allow for three stories
37 in the CA-6 zone but there are already exceptions, i.e. the Caplan building. The overall project proposes
38 to merge two properties (350 and 372 Center Street) and create a new four-story property at 372 Center
39 (which would include retail on the first floor and residential on the upper floors). This project, they feel,
40 follows the guidelines of the IHZ/TOD. If approved, Mr. DiNatale said the parking and traffic flow behind
41 350 and 372 Center Streets will improve. There would be a reduction in the number of curb cuts with
42 traffic entering from Center Street and exiting onto Wallace Avenue. Also, handicapped spaces will be
43 added to the new parking (there are none in the private parking that currently exists). The redesign will
44 also provide better space for the businesses. Tim Ryan asked Vincenzo to compare what is currently in

45 place at 372 Center Street vs. what is planned. Mr. DiNatale estimated the numbers to be:

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372 Center St.	Current	Planned
Residential	4	16-18 units
Retail	4	4
Office	0	0

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48 Jim Wolfe asked if this project is ready to go before the PZC; Tim said the PZC plans to hold a workshop
 49 on Town Center zoning but the workshop hasn't been schedule yet. Rather than change the
 50 requirements of the CA-6 zone, PZC might consider this project by special permit. Vincenzo DiNatale
 51 said he is asking the EDC for their support for the entire project as well as support for their request for a
 52 variance in allowable height for 372 Center Street. Gary Fappiano asked whether the old Town Hall
 53 would also become 4 stories; Mr. DiNatale said it was not anticipated and felt the architect will be able to
 54 merge the two styles successfully. Patricia Cymbala asked if the project allows for enough parking. By
 55 redesigning the space behind all the buildings, Mr. DiNatale feels there would be enough. Tim asked
 56 how many bedrooms the units in 372 Center Street would have; Mr. DiNatale said it would be a mixture
 57 of 1 and 2-bedroom units, with twelve to fourteen 2-bedroom units. **Jim Wolfe made a motion to**
 58 **support the Town Center project for 350 and 372 Center Street, as presented by Vincenzo**
 59 **DiNatale, through a letter prepared by staff to the Planning & Zoning Commission and**
 60 **attendance at the PZC workshop and/or meeting; Tom Collette seconded the motion. By**
 61 **unanimous vote, the motion carried.**

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63 2. **Discussion and Possible Action on Regular Meeting Minutes dated June 5, 2017** – Jim Wolfe
 64 made a motion to approve the minutes as drafted; Rosemarie Preneta seconded the motion.
 65 With a vote of 5 yeses and 2 abstentions, the motion carried.

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67 3. **Review of Monthly Expenditure Report** – No comments were made on the attached July report. Joe
 68 Mirra asked if we had received a final report for FY2016-17; the secretary did not think the June final
 69 report had been issued yet. *Joe asked that this report be available for review at the October meeting.*

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71 4. **Committee Reports**

72 ➤ **Marketing –**

73 ➤ **Update on projects and Update on industrial park sign project** – Tim Ryan reported that
 74 a Request for Quote to remove the outdated and inaccurate way-finding signs in Barnes
 75 Industrial Park North and South and Medway Business Park was awarded; the signs will be
 76 removed before October 15.

77 Signs on Route 68 identifying the turns for Barnes Park North and South will be installed
78 by the Wallingford Police Department before the end of October (the size of the signs is
79 determined by the speed limit along Route 68).

- 80 ➤ **Wallingford Public Library “Made in Wallingford” Project** - The Wallingford Public Library
81 is hosting a “Made in Wallingford” project and asked for the EDC’s support. Allnex, the first
82 of businesses in the Town to participate, will speak about what their business does and will
83 display some of their products. Every 6-8 weeks a new company will make a presentation.
84 Joe Mirra asked if the EDC will be credited for their assistance; Tim said yes. **Patricia**
85 **Cymbala made a motion to support “Made in Wallingford”;** **Mark Gingras seconded the**
86 **motion. By unanimous vote, the motion carried..**
- 87 ➤ **Next meeting:** September 22 @ 9:30 a.m.

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- 89 • **P&Z Liaison**

- 90 ➤ **Update on PZC and ZBA actions** – Jim Wolfe said he attended several meetings this
91 summer in support of Times Fiber and Ferti Technologies; both meetings went well. He and
92 Patricia Cymbala plan to attend the PZC meeting this evening regarding plans for a dental
93 office at 1163 South Broad Street and asked for the EDC’s support. **Jim Wolfe made a**
94 **motion to support locating a dental office at 1163 South Broad; Patricia Cymbala**
95 **seconded the motion. By unanimous support, the motion carried.**
- 96 ➤ **Updates on Plan of Cons. & Dev., Downtown, TOD** – No new meetings scheduled for
97 POCD.
- 98 ➤ **Next meeting** – None scheduled.

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- 100 • **Retention/Incentives** –

- 101 ➤ **Tax abatement proposals** – Gary Fappiano said the three tax incentive programs discussed
102 previously will go before the Town Council tomorrow, September 12. The EDC members
103 were asked to attend in support of these programs. *Joe Mirra asked the secretary to email*
104 *on Tuesday morning the tax incentive abatement packet to all EDC members.*

105

106 Jim Wolfe and Patricia Cymbala left at 7:10 p.m. to attend the PZC meeting. The Chair asked Alternates
107 Hank Baum and Ed Zavaski to become voting members; both agreed.

- 108
- 109 ➤ **Next meeting** – October 4 @ 3:30 p.m.

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111 **5. Chairman’s report** –

- 112 ➤ **Update on State regulations for manufacturing discussion and DEEP Groundwater**
113 **Ruling** – Chair Mirra asked that these two items be discussed at the October meeting.

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115 **6. Staff reports/regional matters** – Tim Ryan reviewed items from the June, July and August monthly
116 reports. Some items mentioned include:

117 Amazon announced recently it wants to have a second North America headquarters and is
118 considering the Northeast. After talking with BMS, DECD and reviewing Amazon's needs, Tim doubts
119 Wallingford (or CT) will be suitable. As an example of their requirements, the company plans to
120 construct 8 million sf of office space; Wallingford doesn't have a site that will accommodate that size
121 (BMS, for example, is on 180 acres expandable to 3 million sf). Tim told the EDC that, although
122 Wallingford doesn't check off all the boxes/requirements, he will continue to look into it.

123 The opening of the new railroad station has been delayed until October and service by the new high-
124 speed trains is expected to occur in May 2018. Gary Fappiano asked if any retail will be located at the
125 new station; Tim said no, it is a structure with no staffing and no restrooms.

126 Tim continued to work with the German American Chamber of Commerce and arranged for the
127 Director of Career Services for that Chamber to meet with the Superintendent of Schools to discuss the
128 work-renowned successes of German Apprenticeship Programs in hopes it could help further develop
129 our new manufacturing training program at the high schools..

130 The Town plans to create a new 75-space parking lot on Wallace Avenue and remove the
131 Caplan/Wooding building (mutually exclusive projects). This is good momentum for the downtown and
132 it's hoped we can keep the momentum going.

133 The building on the corner of Route 5 and Center Street is for sale. Tim met with the seller to talk
134 about Wallingford visions for the downtown and asked him to keep the Town apprised of his plans.

135 Tim, Liz Landow and Kacie plan to walk the downtown this week with the new head of CT Main
136 Street, a quasi-public agency whose focus is on Town Center Development throughout the state, so he
137 is aware of Wallingford's plans and progress.

138 The list of New/Expanded/Relocated businesses from January through early August shows 38 new
139 businesses so far; this has been a good year for the Town.

140 Finally, as discussed earlier, Ferti Technologies, which packages dry pelletized fertilizer, purchased
141 155 East Street. Before this deal happened, considerable time was spent working with other
142 departments to make sure locating this company at that location would pose no issues. He briefly
143 described their operation and said there should be no dust, no odor and no environmental or noise
144 issues which were researched to protect the quality of life in the neighborhood. They should be a good
145 fit for the Town.

146 Gary Fappiano mentioned that the buyer for the old fire station on the corner of Quinnipiac and
147 Cherry Streets might have some expansion issues he might need staff's help with; Gary will contact Tim
148 with the contact's name.

149 Joe Mirra mentioned that Jim Wolfe thinks the parking at the new railroad platform will be metered.
150 This might have some impact on Town parking in that area, which is already limited.

151

152 **7. Dates to Remember** – The Town Council meeting starts at 6:30 on September 12 and the tax incentive
153 programs are item 8 on the agenda, after Public Question and Answer. The EDC was asked to be at
154 the meeting no later than 7 p.m.

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156 **8. Community Involvement** – No comments.

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158 **There being no further business, Tom Collette made a motion to adjourn the meeting at 7:36**
159 **p.m.; Gary Fappiano seconded the motion. By unanimous vote, the motion carried.**

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Sincerely,

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Lynn M. Wolff, Secretary

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