



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

Economic Development Commission
Regular Meeting Minutes
April 3, 2023

Present:

Hank Baum, Commissioner
Anthony Bracale, Commissioner
Rob Fritz, Commissioner (*arrived at 6:36pm*)
Tim Ryan, Commissioner
Jim Wolfe, Commissioner
Patricia Cymbala, Alternate

Absent:

Mark Gingras, Vice Chair
Patty Powers, Commissioner
Gary Fappiano, Alternate

Others Present:

Joe Mirra, Acting Economic Development Specialist
Stacey Hoppes, EDC Secretary

In absence of Vice Chair Mark Gingras, Hank Baum called the regular meeting of the Economic Development Commission to order at 6:30 p.m.

1. **Pledge of Allegiance** – Commissioner Baum led the Commission in the Pledge of Allegiance.
2. **Discussion and Possible Action on Regular Meeting Minutes dated March 6, 2023** – Jim Wolfe made a motion to approve the minutes as presented. Anthony Bracale seconded the motion. The minutes were unanimously approved.
3. **Review of Monthly Expenditure Report – March 2023** – Expenditure Report not available. Will review at next meeting. Commissioner Baum moved onto the next agenda item.
4. **Committee Remarks**
 - **Marketing & Retention Incentives** – Commissioner Fritz updated that the Marketing Committee had a combined special meeting with the Retention Incentives Committee on March 17, 2023.
 - The committee is continuing to work on updating the billboards. Final artwork was approved at the last meeting. Secretary Hoppes is awaiting quotes for the landscape clearing, billboard printing, and installation to submit to the committees at the next meeting. Hoppes will email the final billboard artwork to the Commission.

- 47 • Broker's Breakfast update – The committees are continuing to work on organizing an
48 initial breakfast event, tentatively for June. This discussion will continue at the next
49 meeting.
- 50 • The committees are continuing to gather information regarding the use of a CRM
51 software for business leads and retention. This discussion will continue at the next
52 meeting.
- 53 • **Next Meeting:** Retention Incentives Committee & Marketing Committee - Combined
54 Special Meeting ~ Friday, April 21, 2023 @ 11:00 am – Room 205
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- 56 ➤ **P&Z Liaison** – Commissioner Baum stated that the committee has not had a meeting, but
57 that they have attended multiple Planning & Zoning Commission meetings/workshops.
- 58 • The Choate project to add an Administrative Building and underground parking at 59
59 North Elm Street has been continued to the PZC April Meeting.
- 60 • PZC held a Special meeting to discuss Warehousing in the IX and WI zones, and
61 Parking Requirements in the Town Center District. Commissioners Wolf, Ryan and
62 Staff Mirra attended this special meeting.
- 63 • Wolf stated that he feels that the PZC is looking to eliminate Warehousing
64 completely. Manufacturers in town need warehousing. The Commission had a
65 discussion about their concerns with the warehousing moratorium. Staff Mirra
66 stated that there is a need for educating everyone involved of the multiple types
67 of warehousing establishments, and which ones are necessary for continued
68 economic growth in Wallingford. He suggests simplifying the process by
69 looking at the warehousing types, the zones that are existing, and then see
70 which zones each of these warehousing types would be permitted and/or
71 prohibited. The commission discussed the importance of Automated (AI)
72 Warehousing for online retailers. The EDC is not in favor of the moratorium on
73 warehousing and would like to see it end sooner than later. Commissioner
74 Ryan stated that removing the moratorium and having all warehouse applicants
75 apply for a special permit would be a better solution. Staff Mirra stated that the
76 Town Planner, Town Engineer and the PZC are continuing to gather
77 information and will continue the discussion at their next meeting. EDC
78 Commissioners are encouraged to attend the PZC meetings/workshops related
79 to the warehousing discussions.
- 80 ➤ Commissioner Wolf thinks that the PZC seems to be leaning toward a “zero” minimum
81 parking requirement. The PZC has asked for the EDC's recommendations. The
82 commission had a discussion regarding the parking requirements in the Town Center
83 District and feel that the minimum should be 0.75 parking space per 1-2 bedroom unit.
84 The Planning & Zoning Liaison Committee will hold a Special Virtual Meeting to
85 discuss writing a letter to submit to the PZC. **Jim Wolfe made a motion for the
86 Planning & Zoning Liaison Committee to submit a letter to the Planning &
87 Zoning Commission with their recommendations prior to the PZC meeting on
88 April 10, 2023; Patricia Cymbala seconded the motion. By unanimous vote, the
89 motion carried.**
- 90 • **Next Meeting:** Special Virtual Meeting - April 10, 2023 @ 8:30am

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92 5. **Staff Report/regional matters** – Staff Mirra stated that he will reach out to the DECD and
93 AdvanceCT for any information to support the Warehousing initiative.
94 ➤ ARPA Application Review Committee has suspended any action going forward on
95 applications that have not been reviewed. Mirra suggested that the EDC go to the next
96 Town Council meeting and ask what the next steps are for the remaining ARPA
97 applications during Public Comment. **Rob Fritz made a motion to approach Town
98 Council at their next meeting to suggest moving forward with approvals for all
99 applications that have been forwarded to the ARPA Application Review
100 Committee by the consultant, UHY; Patricia Cymbal seconded the motion. By
101 unanimous vote, the motion carried.**
102 ➤ The interviews for the ED Specialist position will begin April 4th. Will have another
103 update at the May meeting.
104 ➤ The State of CT Executive Order for Outdoor Dining ends on April 15, 2023. The Town
105 Planner is working on a plan for Town Center restaurants to continue outdoor dining.
106 The commission discussed that outdoor dining not only affects the restaurants in
107 Simpson Court/Town Center, but also restaurants like Colony Diner, Wood N Tap that
108 have previously set up tents and tables in their parking lots. **Jim Wolf made a motion
109 to send a letter to the Planning & Zoning Commission to show support of, and
110 request an update on Outdoor Dining; Anthony Bracale seconded the motion. By
111 unanimous vote, the motion carried.**
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113 6. **Chair's Remarks** – None
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115 7. **Next meeting Date:** May 22, 2023 @ 6:30pm ~ Town Hall, Room 315
116

117 **There being no further business, Patricia Cymbala made a motion to adjourn the meeting**
118 **at 7:58 p.m.; Jim Wolf seconded the motion. By unanimous vote, the motion carried.**
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120
121 Sincerely,
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124 Stacey Hoppes, Secretary
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