

# DRAFT

## EDC PLANNING & ZONING LIAISON COMMITTEE SPECIAL Virtual Meeting Minutes Monday, May 17, 2021

The EDC Planning & Zoning Liaison Committee special virtual meeting was called to order at 8:30 p.m. Commissioners Mirra, Wolfe, Baum and EDC Staff Member Ryan were in attendance. Several members of the public also attended, most of whom were not asked to identify themselves.

1. Discussion and possible action on December 10, 2020 Special Virtual Meeting Minutes - Staff apologized and corrected the dates of the minutes from December 10, 2021 to December 15, 2021. Minutes were updated and approved.
2. Update on 5 Research Parkway - Staff reported and Committee discussed the application from Montante Construction presented at the most recent PZC meeting. The public hearing was continued until the PZC – June 2021 meeting.
3. Update on 1117 and 2 Northrop Road - Staff shared that the PZC's Public Hearing on the application to build a warehouse distribution center was opened at their May meeting. Public hearing will continue at the PZC - June meeting. Staff mentioned that Wallingford Town Engineer is applying for a grant to study improvements to traffic on Northrop Rd.
4. Update on 805 North Colony Road - The site has been secured by a buyer whose application will be coming in front of the PZC - June meeting.
5. Discussion on expanded uses of the I-5 Zone - Staff reported that Town Engineer, at the request of the Mayor, will be studying responsible development options in watershed development areas. The study area is all of CT and well beyond.
6. Discussion on Change of Use for 3 Sterling Drive - FreshBev has leased 46K sq. ft. to manufacture and distribute their fresh fruit and vegetable drinks. Staff and town planner did a site visit where it was determined they will need a Change of Use Permit. The Town Planner is working with them on the process. Commissioner Wolfe asked that we put this subject on our next EDC Agenda, so we can support the application.

7. Update on 86 North Main Street - Staff reported that there has been several inquiries regarding the purchased of the former Wells Fargo branch office. The property has not officially been listed as of this date.
8. Discussion on educational use of 146 Church Street - Staff reported that an applicant is looking to open a Not for Profit - Montessori School on the first floor of said building. The site is owned by The First Congregational Church.
- The Committee asked to have our new Town Planner come to our September EDC Commission meeting for a proper introduction.
9. Next meeting: No meeting scheduled.

The meeting adjourned, by unanimous vote, at 9:18 p.m.

c: Town Clerk  
EDC Staff  
Website

EDCPZLCSVMMin051721Dr