

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

August 27, 2021

TO: Members of the Economic Development Commission

FROM: Tim Ryan, Economic Development Specialist *T. Ryan*

SUBJECT: Regular Meeting Agenda – Monday, August 30, 2021 (due to Sept. 6 holiday) @ 6:30 p.m.

LOCATION: Town Hall, Room 315
45 South Main Street
Wallingford, CT 06492

1. Pledge of Allegiance
2. Discussion/possible action on Special Virtual Meeting Minutes dated June 21, 2021 (**Attach.**) (**VOTE**)
3. Discussion: On proposed Data Center Development
4. Discussion: On American Rescue Plan Act Funds
5. Discussion: On possible sale of Town property located at 25 Wallace Avenue
6. Committee remarks
 - Marketing
 - Update on committee activities
 - **Next meeting:**
 - P&Z Liaison
 - Update on committee activities
 - **Next meeting:**
 - Retention/Incentives
 - Update on committee activities
 - **Next meeting:**
7. Staff report/regional matters – June, July, and August (**Attach.**)
8. Chair's remarks
9. Other community business (**VOTE**)
10. FOI Update from EDC Secretary, Stacey Hoppes

Dates to Remember:

9/30 - QCC Business Showcase

10/2 - Celebrate On Center

c: William W. Dickinson, Jr., Mayor
Town Clerk's Office (for posting)

ec: EDC Members
Town Council (via T. Clerk)
Kevin Pagini, P&Z

Maribel Carrion, QCC
Ray Andrews, QCC
GovMedia

NH Reg., Htfd. Courant, R-J
Website
Jessica Wysocki

Individuals in need of auxiliary aids for effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five days prior to meeting date.

tel: (203) 294-2062 • fax: (203) 294-2073 • edc@wallingfordct.gov • Plugin2Wallingford.com

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4 **Economic Development Commission**
5 **Special Meeting Minutes**
6 **June 21, 2021**
7
8

9 **Present:** **Joe Mirra, Chair**
10 **Hank Baum, Commissioner**
11 **Gary Fappiano, Commissioner**
12 **Mark Gingras, Vice-Chair**
13 **Jim Wolfe, Commissioner**
14 **Anthony Bracale, Alternate**
15 **Rob Fritz, Alternate**
16

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18 **Absent:** **Rosemarie Preneta, Commissioner**
19 **Patricia Cymbala, Commissioner**
20

21
22 **Others Present:** **Tim Ryan, Economic Development Specialist**
23 **Stacey Hoppes, EDC Secretary**
24 **Andrew & Jenny Mays, Tankwood Rd. Resident**
25 **Ed Hohmann, Resident**
26
27

28 Chair Joe Mirra called a special meeting of the Economic Development Commission to discuss a single
29 agenda item. The Commission does not meet in July, so a special meeting was necessary due to the
30 time sensitivity of the subject. Meeting was called to order at 6:30 p.m.
31

32 1. **Pledge of Allegiance** – Chair Mirra led the EDC in the Pledge of Allegiance.
33

34 2. **Discussion and Possible Action on Regular Virtual Meeting Minutes dated June 7, 2021** –
35

36 Jim Wolfe made a motion to approve the Minutes as presented. Anthony Bracale seconded the
37 motion. By unanimous vote, the motion carried.

38 3. **Discussion and Possible Action on proposed Data Centers** – Chair Mirra asked Tim Ryan to
39 introduce the Data Center project to the Commission. Ryan gave an overview of the project stating
40 details and giving a timeline of the project. The project started in August 2019 with confidential
41 discussions on site selection, as is very customary with many projects. The project has been open to
42 public discussion since earlier this year.

43 ➤ Ryan addressed the question, Why Data Centers...Wallingford has been trying to acquire
44 Data Centers unsuccessfully for some time now. Costs to have a Data Center in Connecticut
45 are recognized by the industry as being too high. Recent Connecticut state legislation
46 exempted large Data Centers (\$200MM minimum investment) as tax exempt. In lieu of taxes,
47 each town can have a Qualified Data Center Municipal Host Fee Agreement.

48 ➤ Ryan then addressed the question, Why Wallingford... Currently there are high-speed data
49 lines running down the I-91 corridor connecting Boston to New York. Wallingford is a prime
50 location for Data Centers to access and build out that pathway. Ryan stated that the POCD
51 encourages modernizing our development profiles. Data Center development is in lock-step
52 with the purpose statements of the I-5 and IX Zones recommendations.

- 53 > Attendees gathered around a map of the privately owned properties that are currently being
- 54 assembled by Gotspace, LLC. The map is highlighted by property, with acreage and owner
- 55 identification. Multiple sites are under contract with several private property owners, totaling
- 56 500+ acres. Most of the discussion was regarding the property being assembled in Barnes
- 57 Industrial Park North, bordered by Tankwood Road and North Farms Road.
- 58 > Main concerns of the EDC and the public are sound and traffic patterns. Ryan stated that
- 59 through ongoing negotiations lead by the towns Law Department, the building setbacks
- 60 increased from 100 ft. to 350 ft. Ryan stated that traffic patterns are exclusive to the Industrial
- 61 Park. There will be no access to the project via Tankwood Road or North Farms Road. Ryan
- 62 shared that sound mitigation strategies recommended by the sound consultant hired by the
- 63 town are now are part of the agreement. These strategies are the toughest sound
- 64 requirements in the country according to the developer. The Agreement is on the agenda for
- 65 the Town Council meeting on June 22, 2021.
- 66 > When asked if this was a good financial deal for Wallingford, Ryan responded by saying,
- 67 although these hyper-scale Data Centers are potentially tax exempt the revenue received
- 68 from the Host Agreement is a multiple of what we are receiving in our industrial parks in taxes
- 69 per acre. For example, the Barnes Industrial Parks currently yield a total of \$8,900/acre in
- 70 Real Estate and Personal Property taxes. Data Center Development as proposed will yield,
- 71 via the Host Agreement \$23,400/acre.
- 72 > **The Commission stated that they are unanimously in support of the Data Center**
- 73 **Development Project, and in lieu of a motion the EDC requested that Staff, Ryan write**
- 74 **a letter to the Town Council. (Attached)**
- 75

76

77 **4. Other community business** – Joe Mirra informed the Commission that Hank Baum will now be the

78 Chair of the Planning & Zoning Liaison Committee.

- 79 > Jim Wolfe informed Mark Gingras about the plot of town owned land on Grieb Rd. that has a
- 80 water pumping station with electricity that abuts I-91 that we could possibly look into for
- 81 adding power to the EDC billboard.
- 82

83 **There being no further business, Jim Wolfe made a motion to adjourn the meeting at 7:54 p.m.;**

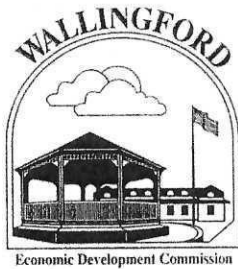
84 **Anthony Bracale seconded the motion. By unanimous vote, the motion carried.**

85

86 Sincerely,

87 

88 Stacey Hoppes, Secretary



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

June 22, 2021

Wallingford Town Council
45 South Main Street
Wallingford, CT 06492

Economic Development Commission's Data Center Position

Attention: Vincent Cervoni, Chair

Dear Council Members,

On Monday 6/21/21 your Economic Development Commission voted unanimously to support the **Qualified Data Center Host Municipality Fee Agreement** with the following caveats:

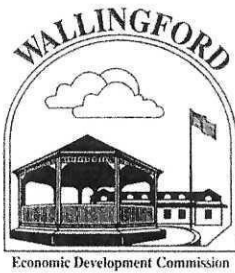
- Locations be limited to those stated in the Mayor's letter to the Council dated 6/18/21
- Require that on-site diesel generators meet or exceed EPA standards

The EDC supports a measured approach towards the development of Data Centers in select locations of the Industrial Expansion Zone (IX) and Interchange District (I-5). Such development supports the "purpose" for each of these zones as stated in the Town's zoning regulations. Furthermore, Data Center development is supported by our POCD, Chapter 2, page 14 is entitled; *Grow Wallingford's Economic Base and Attract Diverse Businesses*. This chapter goes on to state that *Wallingford may need to adjust its economic development strategy and industrial land use regulations to keep pace with changing needs in the business community*. This data center opportunity is in lock-step with these stated strategic objectives.

EDC staff engaged in a collective effort championed by our Law Department and Mayor's office regarding the formulation of the host agreement and its many iterations. Great care has been taken in advancing the interests of our entire community while protecting the quality of life issues this development project may present. We're confident that the potential visual obstacles presented by this development to residential abutters have been mitigated by required set-backs and the anticipated use of vegetative buffers. Our sole concern revolves around the sound generated by this use category and as such, support the strict sound requirements outlined in the agreement.

Economic Impact:

The sustainable economic benefits reside in the Town's annual revenue from the Qualified Data Center Host Municipality Fee Agreement. It has been asked whether this is a good financial deal for our Town. Our research, performed in conjunction with the Tax Assessor, shows that the agreement will generate at least double the revenue per acre that the Town currently receives from the operation of the Barnes Industrial Parks. In addition, there will be intermittent economic benefit from the many construction jobs which will benefit the hospitality sector as each data center is estimated to take upwards of 18 months to build.



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The developer has estimated 85 jobs per 32 megawatt facility (spread over three shifts, seven days a week), which equates to a low number of jobs per square foot which does not normally result in unanimous EDC support for a given project. However, the offset is the insignificant traffic impact of the proposed projects.

Closing:

The mission of the EDC is to seek and foster **"responsible development"**! Our support of the Qualified Data Center Host Municipality Fee Agreement along with the stated caveats, is the result of much discussion and deliberation. It is our collective opinion that this project presents a great Economic Development opportunity and benefits the long term interests of our community, while providing the necessary protections for abutters. And, as such, we respectfully request your support.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Mirra".

Joseph E. Mirra, Chair

Wallingford Economic Development Commission

c: Mayor Dickinson
Law Department

ec: Town Council (via Town Clerk)
EDC



Town of Wallingford, Connecticut

08/26/2021 11:04
tsena

Town of Wallingford
ECONOMIC DEVELOPMENT EXP 7/31/21

P 1
glytdbud

FOR 2022 01

JOURNAL DETAIL 2021 11 TO 2021 12

	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10011050 ECONOMIC DEVELOPMENT COMMISSIO							
51000 REGULAR SALARIES & WAGES	78,157	0	78,157	6,304.15	.00	71,852.85	8.1%
55110 TRANSPORTATION REIMBURSEMENT	1,500	0	1,500	.00	.00	1,500.00	0%
55405 PROMOTIONAL EXPENSES	29,050	0	29,050	.00	3,800.00	25,250.00	13.1%
56100 OFFICE EXPENSES & SUPPLIES	2,000	0	2,000	96.00	600.00	1,304.00	34.8%
57000 CAPITAL EXPENDITURE	5,000	0	5,000	.00	.00	5,000.00	0%
58810 DUES AND FEES	3,400	0	3,400	175.00	.00	3,225.00	5.1%
TOTAL ECONOMIC DEVELOPMENT COMMISSIO	119,107	0	119,107	6,575.15	4,400.00	108,131.85	9.2%
GRAND TOTAL	119,107	0	119,107	6,575.15	4,400.00	108,131.85	9.2%

** END OF REPORT - Generated by Tim Sena **

ECONOMIC DEVELOPMENT COMMISSION

Staff Report

June, July & August 2021 Activities

Presented at September 2021 EDC meeting

Local Initiatives

- The Town Council voted to approve a Qualified Data Center Host Municipality Fee Agreement with Gotspace Data Partners, a Massachusetts based LLC, at their June meeting. This critical step sets in place an operating agreement for data center development in select areas of the IX and I-5 zones. This significant project awaits a zoning amendment to allow data centers in said zones and a final agreement with Wallingford Electric Division
- The PZC is expected to vote on the Montante Construction application at their next meeting on 9/13. Montante represents Amazon who hopes to build a 219,000 sf warehouse on the former BMS site at 5 Research Parkway
- The Town is in the process of mapping out a plan for the distribution of the American Rescue Plan Act (ARPA) funds. We will receive approximately \$13MM in two installments, the first of which has been received. An RFP has been prepared, subject to Council approval, in search of a consultant to guide the Town through the process of properly dispersing the funds. Guidelines state that towns must have all funds committed by 2024 and funds dispersed by 2026
- Staffing shortages at many companies (in Town and beyond) are driving negative outcomes for companies, not allowing many to benefit from an active marketplace. This is a significant issue who's solution is beyond the capabilities of local economic developers

Creating Opportunities

- The EDC's recommendations of reducing the open space requirement in the IX and I-5 zones, adding uses in the I-5 zone, and allowing environmentally appropriate development in the Watershed protection are addressed in a document prepared by the Town Planner and Town Engineer. This extensively researched draft document has been collaboratively vetted by our land use professionals, the Water/Sewer Division, the Law Department, the Mayor, and the EDC P&Z Liaison Committee. The recommended zone changes will be on the agenda at an upcoming PZC meeting
- We're requesting a small dormant parcel of Town owned land behind Center St Brewing Company at 25 Wallace Ave be sold to the property owner for possible expansion. The Mayor has sent a letter to all necessary Town departments to determine if there is any need for the Town to retain ownership
- The PZC approved an application to build a 250,000sf warehouse distribution facility at the combined site at 1117 Northrop Rd and 2 Northrop Industrial Park Road East
- The former Wells Fargo bank on North Main Street has been purchased by Mr. Joe Gouveia. He is formulating visions for the property and welcomes input

Marketing

- The process for formulating an RFP to evaluate an adaptive re-use of the former Railroad Station on Hall Ave. and Quinnipiac Street is underway.
- Resumes for the part-time ED Marketing Specialist position have been reviewed and no viable candidates were identified. The new plan is to have EDC Secretary, Hoppes work an additional five hours per week and outsource certain elements of our digital marketing strategy. This "plan B" will be within the budget previously approved for this initiative. An active program will begin in September as scheduled
- Next Desk of Joe column will introduce our position on Data Center development

Trade Shows

- None scheduled

Update on Town Center Provided by WCI Executive Director

- Liz Davis, former WCI board chair has been hired as the executive director replacing Kathy Lilley. Mike Glidden has taken over as board chair
- This Toys Life moved across the street to 174 Center St
- MR D's sold- new owner Heather Williams
- New Owner of 169 Center Street, Nick Lombardi, is renovating the building and is looking for tenants

- Having regular Merchants Meeting -scheduled every other month- next is Sept 1-reviewing APRA funds with Tim Ryan
- 2020 Facade program -assisted with Vintage Restoration, Splat Studios, Serenity Day Spa, Frank Printing, Reflections Salon
- 2021 Facade program- businesses I sent applications to: Nick Lombardi, J Carvers, Healing Hands, Carl Davia-South Colony Plaza, proprietor of Kovacs Insurance
- Working with Nolan Monument about plagues for Simpson Court -will take a bit of time regarding backlog of supplies and workload
- Looking at reworking the plantings around the town center
- Events for WCI- Celebrate on Center -Oct 2 -1 day only
- Holiday Stroll-Dec. 3
- Working also on the holiday decorations and upgrading the flags with snowflakes. We will be working on replacing bulbs in the wreaths.

Miscellaneous

- Staff met with the president of a local manufacturing firm to discuss the growing micro-electronics market and their need to train a workforce. More to come
- Staff met with the CEO of Incredible Edibles at their Barnes Road facility (formerly Edible Arrangements). They are producing CBD related products in their test kitchen and are planning for a larger market launch

In the News

- *Wallingford negotiating deal for data centers...RJ, 05/26...* Town officials are negotiating a deal with a Groton based company to bring one or possibly two data centers to the area along the Interstate 91 corridor.
- *More data sites revealed as council considers draft agreement...RJ, 06/08...* The Town Council may adopt a host agreement tonight between the town and Gotspace Data Partners, LLC. The contract would allow the tech company to build data centers in Wallingford at four potential locations.
- *Data Centers: Town's new currency?...RJ, 06/06...* Gotspace Data Partners, LLC identified two possible Wallingford locations for the construction of up to five facilities: 57 acres behind Hilton Garden Inn and 205 acres on North Farms Road.
- *Vote on Data Centers postponed...RJ, 06/10...* The Town Council postponed voting on a host agreement Tuesday night. After more than three hours of discussion and public comments, some council members wanted more time to tie up details, address noise and traffic concerns, some stated they were against approving anything before land use permit approvals.
- *Family follows its dream as Maiwa's Flowers & Gifts opens...RJ, 06/21...* Amanda Naveda and Edgar Paredes, originally from Equador, purchased the space at 192 N. Colony Road.
- *Pact to build data centers approved...RJ, 06/24...* After six hours of discussion, the Town Council approved the data center host agreement. Gotspace sought four potential campuses: 205 acres behind North Farms Road, 138 acres near Northrop Road, 57 acres near Barnes Road, and 45 acres at 10 Technology Drive. Council voted 7 to 2 to remove Barnes Road site, behind Hilton Garden Inn. They then voted 5 to 4 to approve the host agreement.
- *German Manufacturer inks \$1M lease in Wallingford...NHBiz, 07/14...* Roehm America LLC, a German-based plastics manufacturer, has leased 15,000 sq. ft. of flexible space located at 101 North Plains Industrial Road-building 2.
- *Amazon decision could come next month...RJ, 07/16...* The Planning and Zoning Commission is considering a special permit application from Montante Construction, a Buffalo, New York based developer. It would allow an Amazon delivery station at 5 Research Parkway, the former site of Bristol-Meyers Squibb. Public Hearing is closed, town officials are no longer accepting changes to the plan, as well as public input.
- *New Mexican ice cream and popsicle shop opens in downtown Wallingford...RJ, 07/17...* Paleteria Rey Azteca, an ice cream and popsicle shop opened in mid-June located at 23 South Colony Road.
- *Salad, Sandwich shop expanding...RJ, 07/24...* BMuse, a Route 5 sandwich shop is expanding. Located at 655 North Colony Road will expand into the empty storefront, adding more dining tables.
- *Popular Wallingford bakery shop reopens under new ownership...RJ, 07/30...* New owner Heather Williams, former employee of The Library restaurant, said she is planning an event to introduce

herself to the community as the new owner sometime in August. The bakery is open and will keep the bakery the same for the most part, adding a little bit of her own style.

- *Warehouse gains PZC approval...RJ, 08/17...* John Orsini, owner of Executive Auto Group received a special permit on August 9 to build a 250,000 sq. ft. warehouse-distribution facility in the vacant parcels located at 1117 Northrop Road and 2 Northrop Industrial Park Road East.
- *Gourmet coffee, craft beer tap room coming to Wallingford...*NHBiz, 08/17, Yellow King Brews recently signed a three-year lease for a 2,995 sq. ft. space at 920 South Colony Road.

New & Expanding Businesses (XXX 2021)

- Secretary of the State total New Businesses June: 18 New Businesses (***Attached***)
- EDC Business Activity List: June – August 12, 2021 (***Attached***)

Results of EDC Marketing Activities

Advertising	0
Brokers/Site Consultants	7
Direct Contact	21
State/CERC/Chamber/REX	0
Trade Shows	0
Business Assistance	<u>0</u>
Total	28

Respectfully,

Tim Ryan

Secretary of the State - New Business List - June 2021

	Business Name	Principal Names	Agent Name	Status	citizenship	entityType	Business Address
1	FINCK'S TOWING AND RECOVERY LLC	CELESTE ROLON, BRANDON FINCK	BRANDON FINCK	ACTIVE	Domestic	LLC	549 SOUTH MAIN STREET
2	EVERSE, LLC	CALEB HESTER, RICKEY CYR	CALEB HESTER	ACTIVE	Domestic	LLC	1156 YALE AVENUE
3	TECHNIQUE BJJ, LLC	CHRISTOPHER ROWAN	CHRISTOPHER ROWAN	ACTIVE	Domestic	LLC	79 HOPE HILL RD
4	ARTHA VENTURES LLC	SHARAD SAXENA	SHARAD SAXENA	ACTIVE	Domestic	LLC	980 CLINTONVILLE RD
5	PIN POINT MECHANICAL LLC	BULLSEYE REFRIDGERATION & AIR CONDIT, MICHAEL COSTA	ABAPC INC	ACTIVE	Domestic	LLC	54 N RIDGELAND RD
6	LIGHTHOUSE AUTOMOTIVE, LLC	JOSEPH D'AGOSTINO	JOSEPH D'AGOSTINO	ACTIVE	Domestic	LLC	1062 BARNES ROAD SUITE 108
7	HS & T TRUCKING LLC	DANIEL SCOTT BECKER	DANIEL SCOTT BECKER	ACTIVE	Domestic	LLC	31 SOUTH TURNPIKE RD UNIT B2
8	TJ'S LEGACY LLC	TERRENCE B LITTLE	UNITED STATES CORPORATION AGENTS, INC.	ACTIVE	Domestic	LLC	136 STAFFORDSHIRE COMMONS DR.
9	IMPERIAL FLOORING LLC	PASQUALE CUSANO	PASQUALE CUSANO	ACTIVE	Domestic	LLC	53 PARKER ST B406
10	NO EMBARGO CUBA, INCORPORATED	JOSE R ORO, Luis Caban	JOSE R ORO	ACTIVE	Domestic	Non-Stock	118 North Street
11	FAVORED NURSE STAFFING AGENCY LLC	KEISHA TRENCHFIELD	KEISHA TRENCHFIELD	ACTIVE	Domestic	LLC	18 DOCKER DR
12	DOGGY DOJO, LLC	MICHAEL SCOTT	LAW OFFICES OF THOMPSON GOULD PAGE, LLC	ACTIVE	Domestic	LLC	8 JONES ROAD
13	EIFFEL BEAUTE BY ASHLEY, LLC	ASHLEY CRUZ	FRANK C CASSESE	ACTIVE	Domestic	LLC	176 CLIFTON STREET
14	NEW VENTURE PRODUCTIONS LLC	KEITH PORTER	UNITED STATES CORPORATION AGENTS, INC.	ACTIVE	Domestic	LLC	5 PATRICKS COURT
15	WING KING LLC	ABDUL GHAFFAR	ABDUL GHAFFAR	DISSOLVED	Domestic	LLC	201-B IVES RD
16	BIG BRADDA'S LLC	JOSHUA T GOOKIN	JOSHUA T GOOKIN	ACTIVE	Domestic	LLC	318 SOUTH ELM ST
17	THE PAINTED LEAF LLC	JULIA CAVALLARO	JULIA CAVALLARO	ACTIVE	Domestic	LLC	271 POND HILL ROAD
18	FE AUTO LLC	MAURICIO CARDOSO-LOPEZ	MAURICIO CARDOSO-LOPEZ	ACTIVE	Domestic	LLC	419 SOUTH CHERRY ST UNIT 11
19	IRION STREET LLC	CT CITY HOMES LLC	CT CITY HOMES LLC	ACTIVE	Domestic	LLC	124 MAPLEVIEW RD

18 : Total # of new businesses

1 : # of dissolved businesses

2021 EDC BUSINESS ACTIVITY LIST

(New/Expanded/Relocated)

13 - New Businesses

3 - Expanded

1 - Relocated (within the Town's borders)

17 - Per June/July/August Report (08/12/21)

#	Street Name	Business Name	New or...	Opened	Type of Business	Phone #	Notes	Tim's Mo. Rpt.
50	North Main St, 3rd Flr.	Lauren Elizabeth Studios	New	June	Photography Studio	475-500-7175	Grand Opening 6/9 @ 2pm	June
23	South Colony Road	Ray Azteca Ice Cream	New	June	Ice Cream Shop	203-394-3851	RI article	June
192	North Colony Road	Maiwa's Flowers & Gifts	New	June	Florist & Gift Shop	203-626-9337	RI article	June
1267	South Broad St	South Broad Paint & Home Center	Exp	June	Home Improvements	203-774-4700	Soft opening in June	June
22	North Plains Ind. Rd., 6A	Central CT Transportation	New	July	Transport	203-630-2287		July
101	North Plains Ind. Rd., 3E	Gardella's Elite Limosine	New	July	Limo Service	203-853-9666	Garage space/office	July
200	Church Street	Homeland Mediterranean	New Owner	July	Restaurant	203-678-4489		July
79	North Colony Road	Alonso Maximo Events & Design	New	July	Dress Designer/Event Planner	203-543-9675	online sales and showroom	July
868	North Colony Road	Frankie's Hot Dogs	New	July	Restaurant	203-678-4026		July
98	South Turnpike Road	Apex Educational Services	New	July	Special Education Services/Therapy			July
50	North Main Street	Mr. D's	New Owner	July	Bakery/Confections	203-626-5406	RI Article	July
665	North Colony Road	BMuse	Exp	July	Sandwich Shop	203-265-1400	RI Article	July
340	Quinnipiac Street	APCT of Wallingford	Exp	July	Circuit Boards	203-269-3311	Office/Storage space	July
775	North Colony Street, R	Wallingford Massage	New	Aug	Massage/Cosmetology	203-361-6443		Aug
24	Center Street	Belle Belle Esthetics	New	Aug	Salon/Cosmetology		Downtown Rider	Aug
174	Center Street	This Toy Life	Rel	Aug	Collectibles	203-820-1419	Showroom open/online sales	Aug
920	South Colony Road	Yellow King Brews	New	Aug	Coffee/Beer Tap Room		online sales now/open late 2021	Aug