

Danielle Conway  
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78 Tankwood Rd  
Wallingford, CT 06492

June 17, 2021

Mayor William W. Dickinson, Jr.  
45 South Main Street  
Room #310  
Wallingford, CT 06492

**RE: Development of Data Centers with Gotspace LLC**

Mayor Dickinson:

We are writing today to express our concerns over the proposed plan to construct a data center on properties in the vicinity of Tankwood Road and North Farms Road. I was able to express some of these concerns during the Town Council meeting on June 8, 2021 conducted via GoToMeeting; we feel the need to expand upon those concerns here. In short, we believe that the construction of these structures has the potential have a severe negative impact on our wonderful neighborhood without being of significant positive influence to the Town of Wallingford.

My husband and I grew up in Wallingford and always envisioned starting our family here. Six months ago, in November of 2020, we endured shopping for a home in a booming market with low inventory; through it all, we managed to find our dream house. Now just a few short months later, we are learning that so much of what we loved about this property—a beautiful yard, ripe with mature trees and wildlife, in a nice quiet neighborhood—is at risk. Our primary concerns are as follows:

1. **Construction time and noise:** The estimated construction time for each of these buildings is approximately 18 months. It was noted during the aforementioned Town Council meeting that the construction would not be able to happen on multiple buildings concurrently, which would potentially expand the initial construction phase for multiple years. If five buildings are constructed on this estimated schedule as proposed, the project would take over 7 years to complete. It was also made clear during this meeting that access to the site may be an issue and that the contractors may request access from roads that they have agreed to not utilize (e.g., Tankwood Rd, North Farms Rd, & Williams Rd). Should this happen, which seems relatively likely, it would produce additional noise and stress for residents.
2. **Tax Exempt Status:** My understanding is that legislation was passed in March of this year (H.B. No. 6514, *An Act Concerning Incentives For Qualified Data Centers To Locate In The State*) that would afford substantial tax exemptions so that our local community will not see the full financial benefit as it would if a taxpayer were to develop the space. Particularly with this type of facility, Wallingford would be losing out on a massive personal property tax bill due to this blanket exemption. Even with the monetary investment that the developer intends to make, it would only be a fraction of the amount that a non-exempt parcel would generate.
3. **Environmental Impact:** The current use of the land, while zoned industrial, affords a rich mix of wildlife due to the plants and vegetation that currently reside there. Coyote, deer, fox, rabbits—just to name a few—would be displaced by this construction. Even down to our pollinating insects, this kind of development is a risk to our local ecosystem. A full environmental impact study should be considered.

4. **Utilities:** The demand for increased infrastructure for utilities (i.e., electric, water, sewer) would need to be considered not only in the short-term, but also over a long-term basis. The proposed developer may make an initial investment here, but it will be up to the residents, the individuals actually contributing to the tax revenue for the Town, to foot that bill in the future. Creating access to these utilities is also an additional construction concern.
  
5. **Too many “unknowns”:** Constructing this type of facility in such close proximity to residential properties is unprecedented. While the plans may sound good on paper, the full impact may not be known for months or years after the onset of construction. Is the Town of Wallingford prepared to be the guinea pig for this type of development in New England? Is this the highest and best use of this property? The questions raised both by residents and Council should be thoroughly explored before these plans are fully put into motion. Additionally, per a recent article from Data Center Dynamics (DCD), “According to filings, Gotspace was founded in January of 2021 in Boston. Real estate developer Thomas Quinn and Nicholas Fiorillo are listed as partners of the company. Currently, it is yet to deliver any data centers.”\* I question whether this particular developer has demonstrated the ability to deliver what they are offering.

We ask that you take into consideration the points raised above and heavily weigh the impact that this project will have on your residents. It was noted during the Town Council meeting that “only a few residents will be directly impacted,” and that is true—we may be a small percentage, but we are here. We love this town and want to see it flourish and succeed, but not at the detriment of its residents. We appreciate your time and consideration on this matter.

Respectfully,



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cc:

**Tim Ryan, Economic Development Specialist**

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**Town Council:**

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Rocco Matarazzo, *Secretary*  
James Fitzsimmons

Jeffrey Kohan

\* Swinhoe, Dan. "Data center proposed by new company in Wallingford, Connecticut." *Data Center Dynamics*, Data Centre Dynamics Ltd (DCD), 21 May 2021, [www.datacenterdynamics.com/en/news/data-center-proposed-by-new-company-in-wallingford-connecticut/](http://www.datacenterdynamics.com/en/news/data-center-proposed-by-new-company-in-wallingford-connecticut/)