

FOR IMMEDIATE RELEASE

CONTACT: Deborah Evans Cox
203 452 5043
dcox@trumbull-ct.gov

MODERATE VARIANCES APPROVED FOR SIGNIFICANT DEVELOPMENTS

(June 1, 2011 – Trumbull, Connecticut) Tonight, the Zoning Board of Appeals approved two variance applications proposed by developers RD Scinto, Inc. and Digital Realty.

First Selectman Tim Herbst spoke briefly before the Board to emphasize that both buildings are well in alignment with Trumbull Economic Development's Strategic Plan. He added, "For the first time in years Trumbull's grand list growth of 2% was higher than Shelton's growth, which was 1%. These two buildings are critical to our continued success."

RD Scinto requested a slight variance to setback requirements in order to build a 93,000 sq. ft. industrial and warehouse building on Corporate Drive. The unusually wide shape of the land forces the building to be situated somewhat closer to the street than the permitted by zoning regulations, although the size of the building will be within the regulations.

Trumbull's Economic Development Director, Deborah Cox, emphasized that this land has been vacant and awaiting an occupant for over 20 years. She added, "It is exciting that a developer of RD Scinto's caliber, whose high standards of quality are well known throughout the region has purchased the land. It is to Trumbull's benefit that he is trying to maximize the land, and he has prospective tenants interested in occupying the building."

Digital Realty requested a variance to parking and setback requirements in order to construct a 70,073 sq. ft. data center on Merritt Boulevard. The request was due partly to the constraints imposed by the shape of the land, combined with the fact that data centers have far fewer parking requirements than a typical office buildings because they require a small staff to run them.

Economic Development Commission Chairman Jim Abraham, stated, "High technology industries, such as data centers, are among our top three focus industries that we are trying to attract. The Trumbull Corporate Park is a perfect location for data center operations because of its sophisticated infrastructure, such as dual power and multiple fiber optic capabilities."

Cox explained, "Digital Realty spent a year looking at buildings throughout Connecticut before finally deciding to expand on their own property in the Corporate Park. We stayed close to their process, and we are delighted with their decision." "Digital Realty is

among our top three largest tax payers,” said Cox. The proposed addition is estimated to provide between \$800,000 and \$1,000,000 in additional tax revenue.

Now that variances have been granted, the next step is for the two developers to apply for a Special Permit approval from the Planning and Zoning Commission in August. Cox says she expects that approvals are likely since the intended commercial uses conform to the standard regulations.