



## **Economic Development Commission**

### **MINUTES**

July 19, 2022

Newtown Municipal Center  
Shared Meeting Room 3  
3 Primrose St

**Present:** Fran Pennarola, Bruce Walczak, Tracey Pertoso,

**Absent:** Jeffrey Robinson, Valerie Fallon, Steve Matiatos, Barbara Snyder, Nick Roussas, Peter McLoughlin

**Also Present:** Christal Preszler - Deputy Director Economic and Community Development, Kim Chiappetta – Economic & Community Dev & Fairfield Hills Coordinator (clerk)

### **Public Attendance:**

None.

The meeting was called to order at 7:04 p.m.

Fran Pennarola acted as chairman in the absence of Jeffrey Robinson and Barbara Snyder.

### **Public Participation:**

None.

### **Approval of Minutes:**

Bruce Walczak made a motion to accept the meeting minutes from June 21, 2022. Fran Pennarola seconded. Motion passed with all in favor. Tracey Pertoso abstained.

### **Economic and Community Development - Staff Updates**

#### **Website Consolidation project:**

Kim Chiappetta updated the commission that she is working with Park Group Solutions on the user interface, sitemap and wireframe for the website consolidation project.

#### **CEDS:**

Christal began by telling the Commission that the town has provided its updates for the Comprehensive Economic Development Strategy (CEDS) which includes extension of the sewer down Glen Road that can potentially help increase business in that area, installation of sidewalks in the exit 11 area, and a feasibility study for sewer on South Main Street. Bruce Walczak asked if the sidewalk would be funded by a grant. Christal explained that the CEDS is updated every 5 years to list projects that are important to the town. Funding is not part of the consideration in this process.



***Fairfield Hills Mixed Use:***

Next, Christal told the group that the Fairfield Hills Mixed use conversations continue regarding the historic designation application. The Legislative Council may be discussing this in their next meeting. Fran Pennarola asked if remaining vacant buildings will be left up for 5 years. Christal explained that this would be part of the historic consideration.

***7 Glen Road – Heritage Trail project:***

Christal then updated members on the 7 Glen Road – Heritage Trail Project funded by a STEAP grant. The town owned property will be leased to the Sandy Hook Organization for Prosperity (SHOP). Fran asked about remediation of the site. Christal explained that the plan is not to disturb the area and to cover the location with a parking lot. Kim is working with the State DEEP for necessary permitting.

***28a Glen Road:***

Another contaminated property that is owned by the town due to tax foreclosure is 28a Glen Road. This property has buildings remaining and may have contaminants in the ground. The LEP and environmental company have been working at the site, and a report is anticipated from them soon as to the right approach for handling the property. Buildings must be remediated before they can be demolished. After demo, any funds remaining can be used to look into the soil. Tracey asked if the town would eventually sell the property. Christal explained that she was not certain if this was possible, but the town can work with the State DEEP Remediation Division to discuss options.

***Old Newtown Fire House:***

The town owned former firehouse behind the Edmond Town Hall is a third remediation/demo project that the department is working on. The next step is to complete bid specs, then do an RFP.

***Events:***

Christal Preszler told commission members that Economic and Community Development is a sponsor of the SHOP concert, ***Rockin' the Hook***. The department is also partnering with *Reverie Brewing* for a ***Business Networking Happy Hour*** on Thursday, July 28<sup>th</sup>. The event is being held in response to requests from business owners to network with other local business, and to introduce the department to home based business owners. Christal closed by telling the Commission about the grand opening of the Rings End paint store on July 30<sup>th</sup> and that she is waiting for a response from Rings End marketing to see if they are interested in a ribbon cutting with the town.

**Member Comments and Questions**

***6 Commerce Update:***

Fran updated members that he has exchanged emails with George Benson on the 6 Commerce Road project. Land Use is still pending a new site plan. The project is moving slowly.

***Member Project(s) Update:***

***Strategic Plan:***



Fran informed the Commission that he is reviewing other town's strategic plans and will be circulating a 1 – 2 page memo with his thoughts, asking for direction from the Commission.

**Business additions resident feedback (cont'd):**

Tracey told everyone that her friend and owner of *Therapeutic Massage and Wellness* is opening a second location in The Village at Lexington Gardens. Her friend's business provides spa services different from those at Newtown Medi Spa and will be a great add to Lexington. Tracey then noted that Station 25 has a menu that offers many options and seems to be doing well. Tamarind is also very busy and she has heard good things about the restaurant as well as read good on-line reviews. Tracey closed noting that the new owners of Sandy Hill Plaza have signs up advertising spaces available for lease and that she hopes they will bring life back to the plaza.

**Vacant commercial space and Business Zones Observations:**

None.

**Other Commissions Observations:**

None.

**Chairman & Vice Chairman Report/Comments**

None.

**Adjournment:**

Fran asked for a motion to adjourn the meeting.

Tracey made a motion to adjourn the meeting at 7:35 p.m. and was seconded by Bruce.

*Respectfully Submitted,  
Kimberly Chiappetta, Clerk*