

Newtown Municipal Center
3 Primrose Street
Newtown, CT
www.newtown.org



MINUTES

March 21, 2017

Meeting Room 1 - 7:04pm

Present:

Bob Rau, Wes Thompson, Mike Boyle, Cramer Owen (left 8:35 pm), Amy Dent (arrived 7:34 pm), Dana Trado, Christal Preszler – Deputy Director of Economic and Community Development and Kim Chiappetta (clerk).

Public Participation:

None.

Absent:

Bill May, Matthew Mihalcik and Al Roznicki

The meeting was called to order at 7:04pm.

Mike Boyle made the motion to accept the minutes from February 21, 2017 and Cramer Owen seconded the motion. Motion passed with all in favor.

Reports:

Business Tax Incentives:

Wes Thompson reported that incentive rental units housing is on the agenda for the April 3rd meeting with the Board of Selectman. There are currently 3 applications in progress, 2 of which are apartments. There was a brief discussion on the success of The Village at Lexington Gardens and its largest business Dental Associates. Members discussed the need to ensure there is consistency when considering applications. There was also a brief discussion regarding the need to also ensure new businesses fit the character of the town. Wes also noted that the current Plan for Conservation and Development does contain a section regarding incentive housing and apartments.

Deputy Director of Economic and Community Development - report:

Christal Preszler informed the Commission members that she attended the Connecticut Economic Development forum earlier that morning. Christal expressed that the forum was a great opportunity as she was able to have direct discussions with state departments and obtain contacts with the groups. She found that all towns in attendance had the same economic development goals regardless of whether they were considered a city or town and the population size.

Commissioner's Reports:

Sandy Hook:

Mike Boyle reported that S.H.O.P. is committed to implementing *Museum in the Streets* and is currently working hard to raise a portion of the funds. Mike expressed that with the changes the state will be

These minutes are subject to the approval of the Economic Development Commission at their next meeting



making to the exit 11 area it may be more beneficial to shift funds previously allocated to wayfinding to the *Museum in the Streets*. After a discussion the commission members approved the shift in funds. Mike Boyle motioned to allocate \$2,000 from encumbered EDC funds to *Museum in the Streets*. Cramer Owen seconded the motion. The motion passed with all in favor.

Deep Brook West:

Cramer Owen reported that the consultant will complete the application soon and will then submit it to the Department of Energy & Environmental Protection (DEEP) who will take an estimated 2 weeks to process. Once approved by DEEP it will move on to the Army Core of Engineers which may take an additional 4 – 6 months. Once all approvals are receiving the property can be marketed. There was a brief discussion regarding the plans now being submitted as being 100 ft. from the wetlands.

Commercial Realtors:

Amy Dent reported that she had met with a firm who specializes in construction, development and finance. Amy explained that before establishing a marketing strategy we need to understand the types of business wanted in town. She informed the Commission that based upon her research, outpatient facilities is one type of business that can be considered. Christal suggested that Amy reference the State Department of Labor for more information. There was a discussion regarding how the town can be best marketed.

Business Communications:

Dana Trado reported that he has gathered a list of 350 email addresses to whom he may be sending a survey. Both Wes Thompson and Christal Preszler informed Dana that he could utilize the Constant Contact list that is used to distribute the EDC newsletter. The Commission members discussed the various ways in which the survey can be distributed. Amy Dent recommended considering utilizing the existing Facebook page for distribution. Dana expressed that the EDC may need to at the least re-introduce itself to the businesses in town. All members agreed that the focus had to be on keeping open communications between EDC and businesses.

Chairman's Report:

Bob Rau highlighted the success of The Village at Lexington Gardens and Wes Thompson explained that Dental Associates has made this their flagship location. He also expressed concerns regarding the State budget issues, its possible impact to the town and the need to focus on the commercial base in town.

Adjournment: The meeting adjourned at 8:56 pm.

Respectfully Submitted, *Kimberly Chiappetta, Clerk*