



MINUTES

July 18, 2017

Meeting Room 3 - 7:00pm

Present:

Bob Rau, Cramer Owen, Al Roznicki, Nick Roussas, Wes Thompson, Dana Trado, Steve Gogliettino, Scott Orlando, Kim Chiappetta – Economic and Community Development & Fairfield Hills Coordinator (clerk).

Public Participation:

None

Absent:

Amy Dent, Matthew Mihalcik

The meeting was called to order at 7:03 p.m.

Cramer Owen made the motion to accept the minutes from May 16, 2017 and Wes Thompson seconded the motion. Motion passed with all in favor.

Bob Rau welcomed two new members who both have skills relevant to the EDC's objectives. Steve Gogliettino works in sales and marketing and has knowledge of the business development process. He will be a great help with developing business in Newtown. Scott Orlando is a developer and it will be beneficial to have his point of view and input. Scott has experience in both residential and commercial development. He will be an associate member of EDC and will be able to participate, but will not be able to vote. When there is a vacancy, Scott will apply for the position.

Reports:

Economic and Community Development & Fairfield Hills Coordinator report:

Kim Chiappetta provided updates on the Fairfield Hills campus. She first reported that REACH continues interest in one of the duplexes and is actively seeking a grant. In addition to the 2 private food related enterprises, there was recently a tour of Stratford Hall for someone interested in opening a brewery. No proposal has been submitted.

The Fairfield Hills Streetscape continues to progress with the sidewalk work continuing down Keating Farms Ave.

Finally, Kim notified the Commission that there are 3 new business ribbon cuttings scheduled:

- Barre Boutique – Saturday, July 22nd
- Beef and Barleys – Thursday, July 27th
- Balanced Pilates and Barre Studio – Friday, August 4th

Commissioner's Reports:



SHOP:

Bob informed Commission members that Dana Trado will be taking over as the EDC liaison for SHOP. Dana reported that there was a good showing in the last SHOP meeting, and that members discussed Museum in the Streets and identified the need for between \$15,000 – \$18,000 to complete project. The Museum in the Streets account is currently at \$8,500. Dana is planning on sitting in on the next Museum in the Streets meeting to obtain more details. He provided a description of the concept and informed the group that it will also include a Kiosk which will have a map for all of the plaques. SHOP also discussed their annual concert and possibly replacing the singer Tat Holler with someone new. The conversation returned to Museum in the Streets and Dana informed the group that Dan Cruson will be providing historic photos to go on plaques. People will be able to walk around and find the historical nature of Sandy Hook. The company that is being used for Sandy Hook is the same company that was used by the town of Ridgefield. Bob expressed the great work SHOP has done for Sandy Hook.

Marketing Report:

Bob Rau informed members that he is reporting for Amy this meeting. Bob expressed that along with many other people, he feels we must do a better job marketing Newtown. Amy has identified developers, and discussed with Bob a high-level marketing plan. There is a need to identify areas in town that are available for development and the details must include square footage, access to public water and sewer, etc. Members discussed the importance of providing such details. Bob explained that the first step is to accumulate data that can be used to market effectively. Once the data is accumulated, then we can speak to the trade groups identified by Amy. These trade groups have social gatherings, and EDC needs to become more involved and have a social presence. Bob also expressed that EDC must get more involved in WESCOG. He explained to members of the Commission that WESCOG consists of western and southern Connecticut towns ranging from Milford to Greenwich. This group considers economic development a regional activity. Christal Preszler currently attends these meetings, and EDC members also need to attend. Bob also discussed returning to hosting social events where EDC can meet with realtors and developers in a more relaxed environment.

Deep Brook West:

Cramer Owen explained to the Commission members that Deep Brook West used to be referred to as the Tech Center. He spoke with George Benson today and George has still not heard from the developers and Army Corps of Engineers. It is not certain if the Army Corps needs to be involved. Cramer informed members that Deep Brook West is located up the hill past the animal shelter. It is a small area of developable property which would allow for a total of 28,000 square feet between 2 buildings. Scott expressed that the Catherine Violet Hubbard charity is interested in a driveway up to their property. Wes explained that the driveway will only be up to the location of the buildings. (Deep



Brook West is located adjacent to the CVH property.) Cramer explained Federal regulations for wetlands and river systems, and that Spath Bjorklund had been hired 8-10 years ago and had presented a plan for a larger building which was rejected by the Army Corps of Engineers. The purpose of EDC obtaining these approvals is so that a developer will have less barriers to building. A member noted that Deep Brook is the last natural trout breeding brook in the state, so there has been a lot of pushback from the Conservation Commission and Wetland.

Covered Bridge

Cramer Owen explained to new members that Covered Bridge is new commercial development. There has been some good press, and some not regarding the tax incentive EDC is trying to provide. The Covered Bridge incentive was presented to the Board of Finance about 8 days ago, and many concerns were expressed. The BOF asked for more information. A new market study has been provided by the developer to BOF with the details requested by the Board. This document is an estimated 80 pages of economic analysis of the development, including full occupancy and stabilization rates. Scott asked if the developer is committed. Cramer explained that the developer is committed, but is not restricted from changing his plan. Wes explained that there has been a question if this incentive should be offered to commercial developers for building apartments. The developer, Tony Lucera, agreed to IHOZ-10 which limits the density to a specific model. He could use the State regulation 8-30g which allows buildings to go to the highest density and does not restrict the number of stories per building. The benefits of the apartments were discussed among the group including satisfying the need for growth and population in that area. Wes further explained that these apartments will generate as much in taxes as would 100 homes with 1 acre per home.

The next step is to ensure all BOF questions are answered. If the Board of Finance will not provide a positive recommendation, then the EDC will have to determine a presentation plan for the Legislative Council. Bob expressed that all EDC members can attend the Legislative Council meeting as members of the public and are encouraged to attend. Cramer added that these apartments are more like condo living. They are a nice quality, and have a pool and covered parking. Cramer informed members that they can go to the Crown Point apartments and see similar apartments also built by Tony Lucera. It was expressed that the Board of Selectmen was in agreement with the project, but there are more people on Board of Finance and the Legislative Council who have different points of view. Nick commented that many have the mindset asking why is the EDC providing an incentive if the developer will be building regardless. Cramer explained that the incentive allows for the project to be completed the way the town wants it done and in a timely manner.

Chairman's Report:

Borough Zoning Commission – Edmond Town Hall:



Wes reminded Bob that new information had developed in the Borough Zoning meeting. Bob explained that Wes has been assisting Edmond Town Hall with their finances. Wes explained that the Edmond Town Hall ran into issues with building maintenance needs and had very little rental income. Borough zoning is currently trying to identify rental opportunities. An example would be to extend zoning to rent to attorneys or accountants. It was explained that Newtown has 3 separate zoning regulations: 1) the town, 2) the borough and 3) historic district. It was clarified that residents have the option to choose to join the historic district. Wes added that issues are not just related to the Edmond Town Hall, and that any decisions made for the town hall would set a precedence for other borough properties. Bob added that the Borough Zoning commission asked the public for ideas on what can be done to make the Edmond Town Hall self-sustaining.

Scott asked if there is a parcel map, and Wes explained that there is an online system. Wes explained the way in which information can be obtained using the public on-line system. Scott clarified that having all of the information needed by developers readily available would be beneficial in marketing properties.

The Commission members had a brief description regarding the possibility of publishing an article in Bee about the EDC and its latest work.

Adjournment: The meeting was adjourned by Cramer at 8:10 pm and was seconded by Nick.

Respectfully Submitted, *Kimberly Chiappetta, Clerk*