

**Town of East Windsor  
Economic Development Commission  
11 Rye Street  
Broad Brook, CT 06016**

**Regular Meeting  
Tuesday, May 3, 2022  
6:00 p.m.**

<https://us06web.zoom.us/j/7148971799>

**Meeting ID: 714 897 1799**

One tap mobile:

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*\*\*\* These Minutes are not official until approved at a subsequent meeting\*\*\**

**I. Time and Place of Regular Meeting In-person and via Zoom:**

James Richards called the May 3, 2022 Regular Meeting of the East Windsor Economic Development Commission to Order at 6:00 p.m. The meeting is being held in-person and via the ZOOM link noted above.

**Members Present:** Regular Members Jim Richards, Brian Turley, and Gilbert Hayes  
via Zoom

**Members Absent:** Regular Member Robert Lyke.

**Guests:** Charlie Nordell, Selectman

**Advisory Present:** Ruthanne Calabrese, Town Planner and Staff Liaison to the  
Economic Development Commission, and, Sabohat Maniscalco,  
Recording Secretary

**II. Establish Quorum:**

James Richards noted the Regular Member Brian Turley and himself were present in-person and regular member, Gilbert Hayes was present via Zoom; including, Selectman Charlie Nordell, the BOS liaison to the EDC.

III. **Pledge of Allegiance:**  
Everyone stood to recite the Pledge of Allegiance.

IV. **Added Agenda Items:**  
None

V. **Public Participation:**  
None.

VI. **Approval of Minutes and Meeting Dates:**  
A. **Approval of March 1, 2022, Regular Meeting Minutes**

**MOTION: To APPROVE the Minutes of the Economic Development Commission Regular Meeting dated March 1, 2022.**

**Brian Turley moved/ Gilbert Hayes seconded/DISCUSSION: None**  
**VOTE: In Favor: Unanimous**  
**(No One Opposed/No Abstentions)**

VII. **General Discussion/ Updates:**  
A. **Update on Commercial Real Estate Promotions**

James Richards informed the Commission that he had sent the list of the real estate properties to Jason Bowsza that day. He had tried to find smaller economic development businesses to start with and then move forward with the larger ones.

**B. Plan for Town Hall Meet and Greet with “Parking Broad Brook Center/Main Street**

Gilbert Hayes: I was excited to attend the event and it exceeded my expectations. It was very good and well accepted. Thank you all – James and Ruthanne!

Brian Turley: I agree and feel the same.

James Richards: I was also very satisfied. I have received very positive feedback from the businesses. The set up was awesome thanks to Ruthanne Calabrese. I believe we should hold it annually.

James Richards: The parking of Broad Brook Center/Main Street needs immediate attention. I have talked with the Business owners on that location, and the parking lot in downtown area is very limited due to the sidewalk being constructed and the Dollar General Store. There is a path between the Opera House and the Dollar General. I have talked to the Kuhns, the owners of the Opera House. They are wondering if the town could consider an allowance for the sidewalk that provides access to the businesses. I believe the pedestrian safety and accessibility is issue here. We should take a look at it and come up with some solutions. I also see it as a way to serve the constituents by

establishing a bridge between the town and the businesses. There is a variety of art, commercial and restaurants in that location that deserve our attention.

**C. Summertime Shop/Visit East Windsor Campaign**

James Richards: Any comments or ideas?

Brian Turley: Is this something that Jason Bowsza has been discussing?

James Richards: No. Jason Bowsza's is a different approach that is titled Passport. I am thinking more in-line with the Historical Society that ties into the local tourism. The best idea is putting out some fliers attracting tourism to our local businesses. If we could start the campaign now, we could be ready for the summer. We could check in with the local farmers and businesses to include to our Visit Five Villages or Five Village Visit. I want to ask the businesses, farmers and any local business entities so they could come up with their own ideas and offerings so we could apply it to our Five Village Visit campaign.

**D. Transit Authority Update-Gil Hayes**

James Richards: Gilbert Hayes, do you have anything to add?

Gilbert Hayes: I have shared the document that I have received from the Transit Authority. It is 50 pages long. We could read it through and discuss at our next meeting.

**E. Update from the 1<sup>st</sup> Selectman's Office on possible EDC involvement with Business Expo & Passport Program.**

James Richards: Is there any updates?

Ruthanne Calabrese: No updates yet.

**F. Other economic issues – Zoning of Route 140**

James Richards: I want to look at Route 140 and how we change the zoning laws. We really need to look at it to add more businesses. We could also show the new businesses that the CT Water is coming in so we could attract more desirable businesses for our town.

**VIII. ADJOURNMENT:**

**MOTION:** To adjourn the meeting at 6:25 p. m.

**Brian Turley moved/Gilbert Hayes seconded/DISCUSSION:** None

**VOTE:** In Favor: Unanimous  
(No One Opposed/No Abstentions)

Respectfully submitted:

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Sabo Maniscalco, Recording Secretary, East Windsor Economic Development Commission