

TOWN OF EAST WINDSOR ECONOMIC DEVELOPMENT COMMISSION

11 RYE STREET, P.O. BOX 389

BROAD BROOK, CT 06016

Website: <http://www.eastwindsorct.com>

Special Meeting Minutes *Thursday, March 8, 2012*

I. ESTABLISHMENT OF QUORUM

Members Present: Josh Kapelner, James Richards and Ryan Nilsson.

Also in Attendance: Laurie Whitten, Town Planner
Denise Menard, First Selectman

Vice Chairman Josh Kapelner called the meeting to order at 10:02 a.m. at the Town Hall meeting room, 11 Rye Street, Broad Brook, CT.

II. PUBLIC PARTICIPATION:

There was no public participation.

III. APPROVAL OF MINUTES:

MOTION: To approve the minutes of the December 12, 2011 Regular Meeting and
January 26, 2012 Special Meeting. Richards / Nilsson / Unanimous

IV. GENERAL DISCUSSION

EDC Membership

The EDC members briefly discussed an EDC member who is currently unable to attend meetings. It was agreed that the Board of Selectmen should be notified of a possible vacancy for a regular member.

Meeting Schedule Discussion

The Commission members discussed when to have the Business Round Table meeting, which in the past has been scheduled to coincide with the budget approval. Mr. Richards noted that the public hearings begin on March 15, the budget will be finalized in April, and the referendum is scheduled for May 8. After some discussion, the EDC members agreed to

have the Business Round Table meeting on Thursday, March 29, 2013 at town hall starting at 5:30 p.m. It was noted that the 2012 EDC meeting schedule listed the November meeting on November 12 which needed to be changed since that is when Veteran's Day would be celebrated and the town hall will be closed.

MOTION: To reschedule the November EDC meeting to November 19, 2012.
Richards / Nilsson / Unanimous

Mr. Richards asked about possibly changing the meeting time to be able to use the meeting room. He suggested starting at 5:30 or possibly having the meetings in the morning. Ms. Whitten pointed out that if they change the meeting time this year, every meeting would have to be a special meeting. It was agreed to discuss this at the next meeting.

Sewer Extension - Phase 3 – Seek EDC Endorsement for USDA

Ms. Whitten indicated that the next step in the sewer service area is to get to the problem areas on Wells Road. There have been failing septic systems in that area. She noted that the funding would be up to a 30% grant, with a 3% loan of an estimated \$2.245 million dollar project. The cost to the town would be approximately \$1.7 million. Ms. Whitten noted that we have under-spent for the project in the past. She said there is a chance that in 2 to 10 years if there are a lot of failing systems, the State could make us extend the sewers. Mr. Richards pointed out that we need to respond by April because after that, the census figures change and we won't be eligible for USDA funding. Ms. Whitten noted that according to the new census data, East Windsor will show a population of over 11,000 which will exclude us from grants for towns under 10,000. She said she was looking for endorsement from the EDC.

MOTION: To endorse the North Road Sewer Extension Project - Phase 3, and make a positive referral to the Board of Selectmen and WPCA to move forward with the process to seek funding for the project. Reasons for this endorsement are due to the fact that:

- a) the project meets the intent of the 2004 POCD to promote business growth within the North Road Business corridor,
- b) the project will support the preservation of our aquifers and water systems, also a goal in the 2004 POCD, and
- c) the project works in conjunction with the Town's current plan to adopt a new Route 140 Business corridor along the newly sewer area, which will be beneficial for economic development in the area.

Richards / Nilsson / Unanimous

Funding for Fact Sheet Flyer for Phase 3 Sewer

Ms. Whitten noted that with Phase 1, the EDC paid for and promoted the fact sheet flyer and asked if they would be willing to do it one more time. She said there is about \$3,000 in the

EDC budget now. The cost would be \$220 for printing on regular colored paper or \$260 for printing on neon paper and \$175 to place in The Reminder, with 10% off if check is delivered at the time of order. The maximum cost would be \$435.

MOTION: To approve the funding from the EDC budget of up to \$435.00 for a flyer promoting facts about the Phase 3 Sewer to be placed in The Reminder.
Richards / Nilsson / Unanimous

Possible Route 140 Stakeholder Discussion

Ms. Whitten informed the EDC members that she went with Eric Moffett to CERC and Northeast Utilities. She said Tom Morano from CERC felt that it would be advantageous to have a stakeholders meeting. They might be able to come up with possible funding to hire a wetlands agent to go to all the properties and have them flagged. He suggested they meet with all the people that own businesses and property to find out where they want to go.

Ms. Whitten said Planimetrics had recommended that we have the stakeholders meeting after the April 24th Planning & Zoning Commission meeting when the new text amendments to the zoning regulations come into effect. Reference was made to a "Possible Services" cost sheet received from Planimetrics which listed the possible services as: Meet with the EDC - \$500; Route 140 Corridor Business Summit - \$1,000; and Review findings with EDC - \$500. Mr. Kapelner asked about the cost for Planimetrics of \$500 per hour. He asked if we get anything tangible. Ms. Menard said they would have to be doing the research. Mr. Kapelner asked if we could get a more detailed proposal. Ms. Whitten said it would be one stakeholders meeting and afterward they would come back and discuss their findings. Mr. Richards noted they did the survey and felt that they should have some idea as to what we want. Mr. Kapelner asked if they could allow the public to come to the stakeholders meeting. Ms. Menard suggested that we send it by invitation and post it on the web site. That way the public can listen but not participate in the discussion.

MOTION: That we offer \$1,500 for Planimetrics to organize and run the stakeholders meeting, and summarize.
Richards / Nilsson / Unanimous

East Windsor Driving Tours

Mr. Richards said the Historic Preservation Commission hasn't met recently. He suggested this be tabled to the next meeting.

Beautification of East Windsor

Mr. Richards noted that the beautification program was announced at the meeting at Merlot on the Pond. He didn't know if any applications had been submitted. He said we are moving forward and need to promote this. Ms. Menard indicated that Larry Smith from the Patch is looking for things to post.

Commercial Real Estate Listings / Web Site – CERC

Ms. Whitten said that we did join CERC and they will post real estate listings. Ms. Menard asked how we are going to decide which properties to promote. Ms. Whitten said she thought that they will post 5 listings at the top and then it is unlimited. Mr. Richards suggested that a particular amount of square footage would be the number one spot. Mr. Kapelner said it needs to be a process as long as the process is open. They should follow a logical pattern that would benefit the town. Ms. Menard suggested that other towns might have a process. Ms. Whitten said she will call CERC and ask what other towns do.

Economic Development Issues

Ms. Whitten explained that Craftsman Road is on the verge of being a town road but there are a lot of wetlands there.

Mr. Richards noted that recently there was a truck stop proposed in Enfield that was denied. He suggested that we get information on the truck stop. Mr. Kapelner said he didn't know if a truck stop would fit in East Windsor.

The EDC members briefly talked about the new Walmart. Ms. Whitten said it will be a regional draw.

Mr. Richards said the Tobacco Valley Chamber is very active in the Bradley corridor. He said they are producing a brochure that lists all the chamber members.

Ms. Whitten distributed copies of proposed Plan of Conservation and Development changes and proposed amendments to the Zoning Regulations pertaining to the Route 140 corridor.

Ms. Whitten noted that the referendum for the Phase 3 sewers is April 11th and there will be a workshop on March 26th at Scout Hall. She asked if the EDC would be willing to authorize the purchase of refreshments for the work shop.

MOTION: That we authorize up to \$75 to provide refreshments for the March 26th work shop for the Phase 3 sewers. Richards / Nilsson / Unanimous

V. ADJOURNMENT

MOTION: To adjourn. Nilsson / Richards / Unanimous

The meeting was adjourned at 11:20 a.m.

Respectfully submitted,

Marlene Bauer
Recording Secretary