

**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
Monday, October 15, 2012***

I. ESTABLISHMENT OF QUORUM

Members Present: Eric Moffett, Josh Kapelner, Ryan Nilsson and James Richards. (Mr. Richards joined the meeting at 6:30 p.m.).

Also in Attendance: Laurie Whitten, Town Planner
Denise Menard, First Selectman (for a portion of meeting)

Chairman Eric Moffett called the meeting to order at 7:02 p.m. in the Town Hall meeting room, 11 Rye Street, Broad Brook, CT.

II. PUBLIC PARTICIPATION:

There was no public participation.

III. GENERAL DISCUSSION

Ms. Whitten indicated that Northeast Utilities had some layoffs recently and Tom Marano was one of the people that were laid off. She expressed concern as to how that will affect CBIA. She said we have to now figure out who will be coming to our events.

CERC Listings:

Ms. Whitten noted that there are 8 or 9 listings on it.

Economic Development Issues

At this point in the meeting Denise Menard joined the meeting.

Skylark Airport: Ms. Menard indicated that there is going to be a feasibility study of the town being the owner of Skylark Airport in some capacity. The FAA, DOT and some of the Skylark members are chipping in the money to do the study. She said the town has no interest in owning an airport. They will look at the feasibility of it. She said if

there is some

**Economic Development Commission
Minutes – October 15, 2012**

Page 2

value that would help the State, they would be more than happy to style it that way. Ms. Whitten said they want to put together a study group. She said three meetings will be held over the course of a year. She said the people that use it want to see it stay here. Mr. Kapelner asked how Skylark compares to Ellington Airport. Mr. Whitten said Skylark is larger. Also it has the east / west orientation. She said you can't do a lot with it. There are trolley tracks on one end and the road on the other end and a lot of wetlands. Ms. Whitten noted that there is a lot of federal money if the municipality takes over. Mr. Kapelner said you have to look at the long-term cost of the project.

Walmart: A brief discussion took place regarding the new Walmart and the site they will be vacating. Mr. Kapelner expressed concern about the blight at the adjacent former movie theater site.

Broad Brook Brewery: Ms. Whitten indicated that the Broad Brook Brewery wants to locate at Sofia's Plaza. They will be selling to businesses and restaurants. They would also have tastings. She said Geissler's Supermarket and Joe's Fine Wines and Liquors want to be the first to sell the beer.

At this point in the meeting (6:30 p.m.) Mr. Richards joined the meeting.

STR: Mr. Moffett asked about STR. Ms. Menard indicated that it will be town road. Ms. Whitten said they are waiting for the proper documents.

At this point in the meeting, Ms. Menard left the meeting.

Temporary Signs: Ms. Whitten informed the Board members that temporary signs will be on the Planning Zoning Commission's agenda for discussion at the next meeting (October 23, 2012). Mr. Richards said the Chamber has voted to keep the signs.

Inland Wetland Fee Schedule: Mr. Richards noted that the Inland Wetlands Commission has had a discussion about the fees that the town is charging for wetlands permits. The fees have been very high and they are trying to lower them. He said even with the amounts that they are proposing, we are still higher than other towns. He felt that the EDC should be made aware of this. This will be in front of the Board of Selectmen's meeting tomorrow night (October 16th).

Mr. Kapelner asked if this deters people from doing anything. Ms. Whitten said that it does. Mr. Richards said it is usually the smaller projects. He pointed out that if someone had the choice of East Windsor or another town with lower fees, they would choose the other town. Ms. Whitten said we have to be reasonable with the fees and it is unfair to charge such exorbitant fees. Mr. Richards said we have to be aware when we are marketing the town and people ask us why our fees are so high. We need to get

people in the door. Ms. Whitten noted that the wetlands fees are much higher than the Planning &

**Economic Development Commission
Minutes – October 15, 2012**

Page 3

Zoning Commission fees. Mr. Kapelner felt that this was a high hurdle for the cost of wetlands but questioned changing it as long as it was defensible. Mr. Nilsson asked how it will be changed. Mr. Richards said it would be cut in half. Mr. Moffett asked if the Board of Selectmen could over-rule another board. Mr. Richards said if the Board of Selectmen voted against it the fees would stay the way they are. Mr. Richards requested that they be kept informed when this type of discussion is going on.

Dollar General: Ms. Whitten noted that she has spoken informally to the Planning & Zoning Commission about a Dollar General store being located on Main Street in Broad Brook. Since this area could be a village district, they would like them to do some changes to have “non-industrial” looks.

Business Assistance Forum – (1/31/2013):

Ms. Whitten noted that she has been working with Denise Menard, Jennifer Browne and Marlene Bauer to discuss the Business Assistance Forum (BAF). They have been compiling a data base of the service providers and attendees. It will be on January 31, 2013 at LaNotte. The service providers would be representatives from area banks as well as from DECD, CBIA, CERC, MHA, CL&P, Yankee Gas, CT Water Company, USDA, SBA, WPCA and State representatives. They will be inviting all the previous attendees from the last meetings. Also the Route 140 stakeholders, the Planning & Zoning Commission, Board of Selectmen and Board of Finance. Ms. Whitten said they hoped to get an e-blast out to save the date.

She suggested that the Forum will go from 4:00 to 5:45. They will have several tables set up for the service providers. The meet and greet portion would go from 6:00 to 7:00–7:30. They would have waitresses during the meet and greet. They will be putting together some type of brochure with all the service providers. It will have all the names, addresses and contact information. Ms. Whitten suggested that for the BAF portion they could have hard candies available or waters, with food being served later at the meet and greet. She noted that they need speakers for the meet and greet. Mr. Richards suggested Kathy from the DECD as well as Governor Malloy. He indicated that the cost to LaNotte would be \$1,500.

MOTION: That we approve the spending of \$1,500 to LaNotte for the January 31, 2013 Business Assistance Forum and the Meet and Greet.

Motion made by: Mr. Richards; **Seconded by:** Mr. Nilsson

Discussion and Vote:

Mr. Kapelner said that for \$1,500 we need details of what we are getting. Ms. Whitten

said we'd be getting the room, the chairs and tables with linens. We'd be getting the venue from about 3:30 to 8:00 with heavy hors d' oeuvres. The bar will be open all the

Economic Development Commission
Minutes – October 15, 2012

Page 4

while the event is going on.

In Favor: Nilsson; Kapelner; Moffett
Abstain: Richards

Mr. Richards noted that he had spent a lot of time working on this event and on getting the venue. He said he would still take care of the media for the event but he wouldn't be contacting the banks. Someone else needs to take over. Mr. Moffett told Mr. Richards that he appreciated his help.

V. ADJOURNMENT

MOTION: To adjourn. Kapelner / Nilsson / Unanimous

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Marlene Bauer
Recording Secretary