

**Town of East Windsor  
Economic Development Commission**

**11 Rye Street, P.O. Box 389  
Broad Brook, CT 06016**

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

***Regular Meeting Minutes  
Monday, February 23, 2015***

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**I. ESTABLISHMENT OF QUORUM**

*Members Present:* Jim Richards, Maria Rumore, Andy Hoffman and Bill Kehoe

*Also in Attendance:* Laurie Whitten, Town Planner

Acting Chairman Maria Rumore called the meeting to order at 6:02 p.m. at the East Windsor Town Hall meeting room, 11 Rye Street, Broad Brook, CT.

**MOTION:** To have Bill Kehoe serve as a Regular Member.  
Richards / Hoffman / Unanimous

Bill Kehoe introduced himself and the EDC members welcomed him as a new member.

**II. PUBLIC PARTICIPATION:**

There was no public participation

**III. APPROVAL OF MINUTES:**

The following correction was noted: Pg. 3, first line of motion should read: "That the EDC develop a business plan **and schedule** for the activities for the..."

**MOTION:** To approve the minutes of December 15, 2014, as corrected.  
Richards / Hoffman

**In Favor:** Hoffman, Rumore

**Abstain:** Richards, Kehoe

#### **IV. GENERAL DISCUSSION:**

##### **Economic Development Consultant**

Ms. Whitten said that she will be meeting with Denise Menard and the new consultant, Roger O'Brien tomorrow to finalize things. As soon as he is on board she will try to schedule a special meeting. Ms. Whitten said Mr. O'Brien has a good resume. He has a lot of planning background and gets the connection between planning and economic development. Mr. Richards said at the budget meeting on February 21<sup>st</sup> he suggested that they put \$40,000 towards next year's budget for the consultant but they are only putting in \$20,000. Ms. Whitten said maybe if he is successful this year and the start of next year, we can ask for additional money. Ms. Whitten noted that Mr. O'Brien will be come in one day per week for three or four hours. She said he will probably start with working with the EDC to come up with a new action plan and strategic plan. The one we have now is 10 years old.

##### **Signs at Newberry and Thompson Roads**

Ms. Whitten said that she has spoken with a person from DOT. She got him to say that maybe they can have a 4' x 8' sign. It can be a directory sign. They will have to get an encroachment permit. She said she asked him what the maximum height is and didn't get an answer. She said she has been on the phone a few times back and forth and will try again.

##### **Transit Oriented Development Zone**

Mr. Richards said he wants us to be aware of it as Windsor Locks develops its train station. We should start educating ourselves. Ms. Whitten noted that it is usually high density housing and mixed use development around transportation areas. We are just on the outside of the distance that it takes. The radius is a half mile or a three to five minute walk. It is something that we can look into. Ms. Whitten said we are also talking about making Warehouse Point more of a village district. That can also include mixed use and high density housing. That is a large component in our Plan of Conservation and Development.

Ms. Whitten suggested that we need to start getting a committee together to start working with Windsor Locks. She said the proposed roundabout is something that not everyone thinks is best for our community. She said they are moving forward quickly with the design. Mr. Richards asked that they

get a copy of the roundabout design and discuss it at the next EDC meeting. Ms. Whitten said she will contact the Town Planner and First Selectman in Windsor Locks.

### **Bradley Airport Development Zone**

Mr. Richards said the Bradley Enterprise Zone is State funded. Without the Connecticut River we would be within the mileage area. He said towns can be half in it. He said he has asked the State Representatives and State Senator to look into it. Ms. Whitten noted that the Planning & Zoning Commission is where the development regulations and village district regulations would come from.

### **Discussion on Economic Development Issues**

Plan of Conservation and Development: Ms. Whitten explained that LADA, our consultant for the Plan of Conservation and Development has done a Route 5 corridor study. She passed out copies of maps prepared by them. One of the maps showed the existing road characteristics. There were four maps showing land use concepts which gave four options that they came up with for redevelopment along Route 5. They will be discussing this at the Planning & Zoning Commission meeting on February 24<sup>th</sup>. We want to come up with an idea of what direction we would like to go.

Mr. Richards asked if they took into consideration the widening of Route 5. Ms. Whitten said they took into consideration the fact that there will probably be a Route 5 corridor study with CRCOG that may or may not entail the widening of Route 5. She said they found that there are certain areas of Route 5 where the residential properties are strong.

Ms. Whitten said she was asked by First Selectman Menard and the PZC to ask OPM if we can get further extensions for the POCD. We are probably exempt from the 10 year requirement because it seems that they are allowing the two previous amendments that were made to act as a new date. Ms. Whitten noted that they are making progress and the draft of the POCD is substantial. They are thinking about January 1, 2016 as the final adoption date.

Other Economic Development Issues: Mr. Rumore noted that the United Bank is closing in April. Mr. Richards said it is difficult for some businesses in Broad Brook because there isn't much traffic there.

Mr. Hoffman asked about STR. Ms. Whitten said they are only doing internal work. They are taking over only a portion of the building. She will ask the Building Official about building permits. Mr. Richards asked Ms. Whitten to get information about STR as far as what is taxable. She said she will ask the Assessor about what is taxable and what has changed.

Mr. Richards asked if the Board of Selectmen has the right to change any aspect of a project that has been approved by PZC. Ms. Whitten said the State Statutes give the Planning & Zoning Commission the authority to approve projects and any changes would have to be approved by them.

Ms. Whitten said she will talk to the Town Planner in Windsor Locks to find out what is happening and when the meetings are held. Mr. Richards asked her to find out who in the federal or state government is overseeing it.

Mr. Hoffman said he was asked by Eric Moffett if he had interviewed the chairmen of the EDC's in South Windsor, Enfield and Windsor. He said Mr. Moffett's question was how do the EDC's interface with the professionals in town and the Boards of Selectmen. Mr. Hoffman said he called each of those people in the three towns and got the names of the people to contact. He distributed papers to the EDC members that describe questions to ask the EDC chairmen. Mr. Richards felt that is what the consultant should do. We should provide the consultant with those questions. He said when we (EDC members) are out in the community we should be careful what we do. Ms. Whitten suggested that they wait and talk with Mr. Moffett and Mr. O'Brien and find out where we go from there.

Ms. Whitten indicated that she will not be here for the April meeting. She will be here for the March 16<sup>th</sup> meeting

**V. ADJOURNMENT:**

**MOTION:** To adjourn the meeting.  
Hoffman / Richards / Unanimous

The meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Marlene Bauer  
Recording Secretary