

**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, June 15, 2015***

I. ESTABLISHMENT OF QUORUM

Members Present: Eric Moffett, Josh Kapelner, Jim Richards, Andy Hoffman and Bill Kehoe .

Also in attendance: Laurie Whitten, Town Planner and Roger O'Brien, Economic Development Consultant, as well as Luis Valdez Jimenez, possible future member of EDC.

Chairman Moffett called the meeting to order at 6:03 p.m.

II. PUBLIC PARTICIPATION:

None.

III. APPROVAL OF MINUTES:

MOTION: To approve the minutes of May 18, 2015.

Richards / Kehoe

In Favor: Richards; Kehoe; Kapelner; Moffett

Abstain: Hoffman

Ms. Whitten noted that Luis Jimenez has made an application to be an Economic Development Commission member. Chairman Moffett welcomed Mr. Jimenez and introduced the EDC members to him. Mr. Moffett explained that the call of the EDC is to try to guide the town regarding economic development.

IV. GENERAL DISCUSSION:

Tax Incentive Program Guidelines

Mr. Richards said he has been asked if this is just going to be for farming. He said this is just the first step. The mill rate is no longer as low as it was. Mr. Hoffman asked about the guidelines. Mr. O'Brien said the guidelines came out of State Statutes. Mr. Moffett said we tailored them to meet our needs. Mr. Hoffman asked if they included expanding businesses. Mr. Richards replied that it didn't. It is specific to agriculture. Mr. O'Brien said any future changes would be subject to Board of Selectmen approval. He said the town is adopting the guidelines on the recommendation of this Commission with certain aspects of State incentive programs. In the future when we visit some businesses we can see if they meet those guidelines.

Ms. Whitten distributed copies of the tax incentive program. Mr. Jimenez asked if the airport would still be operating. Mr. Richards said the Town did a feasibility study about the Town possibly taking it over. He said over the last 10 to 15 years there was a lack of upkeep at the airport and it has not had much activity. Ms. Whitten noted that the property is being sold and it will no longer be an airport. She said the parcel contains about 120 acres and they are anticipating about 50 acres of greenhouses. Mr. Richards said this fits the agricultural aspect of the Town.

Signs at Newberry and Thompson Roads:

Ms. Whitten said that she received a response from the State DOT indicating that they received her letter. This was briefly discussed by the EDC members. Mr. Richards suggested giving them 90 days to respond and then if there's no further response, go the State Representatives.

Transit Oriented Development Zone

Ms. Whitten said that Windsor Locks is going to be a transit oriented development (TOD) zone. She said if you are within a certain radius of the hub you can be considered part of the TOD zone. It goes into East Windsor just barely, part of North Water Street. She said they want to tie into that with a

village district zone in Warehouse Point. She noted that they will be discussing this at the next Planning and Zoning Commission meeting (on June 23rd) and the EDC is welcome to join them. Ms. Whitten said she has contacted the Planner in Windsor Locks and said we would like to work together. Mr. Hoffman said he would urge this Commission and the PZC to put together a sub-committee to work on this. Ms. Whitten suggested that he can propose this at the next PZC Meeting,

Chairman Moffett said at the last EDC meeting they had a discussion about property on Route 5 and 140. Ms. Whitten passed out copies of information for the Walmart, Big Y and cinemas site. She noted that the former LaRenaissance will be a church. Ms. Whitten referred to an aerial map showing all of the properties. She noted that they can go to eastwindsorgis.com if they want more detail. She said they can bring this up to the PZC that this is a high priority area. Mr. Moffett said there is a potential for a casino in that area and suggested putting the land owners of these properties on a conference call to help promote these 50 to 75 acres on the highway. The EDC members discussed this further as to the best way to proceed.

MOTION: That the EDC Chairman along with the Economic Development Consultant reach out to the property owners to see if they are willing to work together to develop the properties.

Moffett / Kehoe

In Favor: Moffett, Kehoe, Richards, Hoffman

Abstain: Kapelner

Discussion of Economic Development Issues

Mr. O'Brien explained that there is a lot of brownfields money available. He said CRCOG would entertain an application from East Windsor because they don't like to see all of the money going to Hartford. They haven't been able to identify a brownfield site. It could be a gas station that has some buried gas tanks. He said if anyone knows of any potential sites to let him know.

Ms. Whitten passed out copies of maps and lists of properties on Route 140 which were reviewed by the EDC members. Mr. O'Brien suggested that the EDC members take this list and determine which 4 or 5 they are interested in. The EDC members thanked Ms. Whitten for obtaining all of this information.

Mr. Richards said last Thursday night there was a good turnout to honor Len Norton.

The EDC members briefly discussed some businesses that have closed such as Stir the Pot and Pasco's restaurants. Mr. Richards said we have to find a way to make East Windsor the best place to do business. Mr. Jimenez noted that some colleges have consultants on their staff that might be able to volunteer their services to talk to businesses.

IV. ADJOURNMENT

MOTION: To adjourn. Richards / Kapelner / Unanimous

The meeting was adjourned at 7:43 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary