

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

February 28, 2011

I. ESTABLISHMENT OF QUORUM

Members Present: Eric Moffett, James Richards, Richard Covill, Josh Kapelner and Ryan Nilsson.

Also in attendance: Laurie Whitten, Town Planner

Chairman Moffett called the meeting to order at 7:00 p.m. at the Planning & Zoning Office, 11 Rye Street, Broad Brook, CT.

II. APPROVAL OF MINUTES:

MOTION: To approve the minutes of December 20, 2010.
Covill / Richards / Unanimous

III. GENERAL DISCUSSION:

Route 140 Sewers:

Mr. Richards indicated that according to Paul Anderson, 26 bids have been picked up at the WPCA. Mr. Kapelner said they should make sure that they get a performance bond. Ms. Whitten said she would be re-proposing getting a facilitator for future workshops. She felt that the Board of Selectmen is willing to readdress this. She will try to get on the March 15th Board of Selectmen meeting. Ms. Whitten noted that we still have about \$5,000 to \$6,000 to use. She said they are about to finalize the Farm Regulations and then the PZC can focus on Route 140.

1/27/2010 Business Event:

It was generally agreed that the business event was fairly well attended but not as good as last year's event where businesses were honored. Ms. Whitten

suggested that the weather also played a role. Mr. Moffett said the schedule for next year should be to have the business event on the fourth Thursday of January. He felt they should start working on next year's event. Mr. Richards suggested Jimmy Chen's as a possible location.

Economic Development Issues:

Ms. Whitten told the EDC members that there will be an application coming in for a 180,000 sq. ft. retail building to be located at Newberry Road and Route 5.

It was noted that the North Central Chamber of Commerce is having a breakfast on March 3, 2011 and all EDC members will be attending.

The EDC members reviewed the site plans for the former Showcase Cinemas site. Ms. Whitten said the biggest problem for that site is getting trucks in. The Commission members discussed possible uses that could go there. Some of the uses suggested were college lecture halls, shooting gallery, convention/tourist center, sports and fitness center (racquet ball courts, etc.) and viewing studios (in connection with the proposed movie studios in South Windsor). Mr. Moffett said he would get in touch with the property owner and see what is going on.

Mr. Moffett referred to a letter that he received from Andy Hoffman asking how he can help the EDC. After a brief discussion it was agreed that Mr. Moffett would write him a letter inviting him to come to a meeting.

Ms. Whitten indicated that the developer that is proposing the 180,000 sq. ft retail space also developed the Wendy's/KFC site and wanted to bring the girls school to town. She said he would like to investigate putting in apartments like the Mansions at Canyon Ridge. She said he felt the site couldn't support a commercial development. It doesn't have the frontage and is set back too far. It was suggested that he come to a meeting to discuss it.

IV. ADJOURNMENT:

MOTION: To adjourn. Kapelner / Nilsson / Unanimous

The meeting was adjourned at 9:03 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary