

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

May 16, 2011

ESTABLISHMENT OF QUORUM

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

Member unable to attend: Josh Kapelner

Also in Attendance: Laurie Whitten, Town Planner

Guests: Morgan Von Eisengrein, Tom Lesniak and Galen Semprebon, all representing the CT Trolley Museum

Chairman Eric Moffett called the meeting to order at 7:02 p.m. at the Planning & Zoning Office, 11 Rye Street, Broad Brook, CT.

MOTION: To by-pass the rest of the agenda and go with the discussion with Morgan Von Eisengrein of the CT Trolley Museum.
Richards / Covill / Unanimous

DISCUSSION:

CT Trolley Museum:

Representing the Trolley Museum were Morgan Von Eisengrein, Tim Lesniak and Galen Semprebon from Design Professionals.

Mr. Richards explained that he met Morgan at a Chamber function. He said they have wanted to extend the trolley line to Broad Brook. The Trolley Museum recently received a sizeable donation. He said the EDC is the marketing arm of the town of East Windsor and the local tourism board. Mr. Richards said he asked them here tonight to discuss what their plans are for the line.

Mr. Semprebon referred to a schematic plan of the trolley line and explained that they own 3.2 miles starting at the present site and going across the Scantic linear park. The right-of-way ends where the original trolley line ended at Mill Street.

He noted that the museum is starting on the planning stages to do a fairly sizeable expansion of its facilities, to transform it into a much larger tourist attraction. They are doing the background work now, getting the facilities cleaned up and getting more trolley cars running. Mr. Semprebon noted that the trolley museum is financially in a much better position than they have been in over 50 years.

He explained that they want to upgrade the parking area at the visitors' center and get walks established. They envision some kind of trolley streetscape. A trolley in downtown Broad Brook would be more typical. He said one thought is to build a 200-foot long car barn. Mr. Semprebon said they are somewhat limited because of wetlands. He said if the movie studios go into South Windsor, this would be a perfect environment for a movie staging.

Mr. Semprebon said at Wells Road they would like to build the whole length down the Scantic River and then to Broad Brook. They would do it in 2 stages, the second phase going across the Scantic River.

Mr. Covill asked about the cost estimates. Mr. Semprebon said the track would be about \$125 per linear foot. To extend the overhead is about \$180 per lineal foot. It would be about 2,200 feet. He said it would be about \$750,000 if they paid someone to do it. The museum has been able to get material at a cost savings and they have a lot of material on hand. He said that could probably cut the cost to about one-third or maybe one-quarter. Also included is the crossing at Wells Road which would be about \$75,000. In the past they have used more era-appropriate materials and they can save money by doing that. Mr. Semprebon said to get to Piney Ridge would total about three-quarters of a million dollars. To cross the river, he said a bridge would be about one-half million and a sub-station would be about \$500,000 to \$750,000.

Mr. Semprebon said they haven't had a lot of serious discussion with anyone. They are at a very early stage. The first step is to get to a point where they can launch some fund-raising campaigns. He said they have talked with State representatives and have had some positive feedback.

Mr. Covil asked if they have a business plan. Mr. Semprebon said they are compiling something. One of the steps is to come and talk to the town. He said they need the support of the town and want to find out from the town what they are envisioning for this. Mr. Covill said if the trolley went to Broad Brook, he felt that would stimulate growth in Broad Brook. Mr. Richards felt this was also the way to build the village concept for downtown Broad Brook. Ms. Whitten noted that in the Town Plan of Conservation and Development it encourages the Town

to promote tourism and support the Trolley Museum. She said if they go for a grant we can say that is part of our plan and we can write a letter in support. Mr. Moffett asked about the ridership. Mr. Semprebon said they have about 17,000 visitors per year.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of the March 31, 2011 Special Meeting.
Covill / Richards / Unanimous

MOTION: To approve the minutes of the April 19, 2011 Special Meeting.
Richards / Nilsson

In Favor: Richards; Nilsson; Moffett

Abstain: Covill

Route 140 Facilitator:

Ms. Whitten indicated that this was put out to bid today. She said we will get to use \$9,000 out of our current budget for the facilitator. Ms. Whitten said she hoped that the EDC would be involved. They also want to get the public involved. They will take every site and determine what can go there, taking into consideration such things as the wetlands, the configuration. Ms. Whitten said they will see what kind of proposals they get back. The PZC has set aside one night to do interviews if needed.

Commercial Real Estate Listings / Web Site:

The EDC members discussed how best to handle this. Ms. Whitten said we need to find all the local agents for a 50-mile radius. Mr. Richards suggested having a book on everything available in town. He said not all buildings are for sale by realtors. He said we need to get the word out that they can put it on the web site for free. Mr. Moffett suggested having a spreadsheet that is down-loadable, with information such as building type, location, cost and contact person, and having the realtors fill them out.

Sign Regulations:

Ms. Whitten said the Planning & Zoning Commission hasn't done anything on this yet. She said they approved the HIFZ rezone and the general development plan for the big box retail 200,000 sq. ft. building. Mr. Richards noted that on March

31, the EDC made a motion to have the PZC review the signs. He suggested that they send a memo to the PZC to look into this, especially on the Route 5 corridor.

MOTION: That the EDC send a letter to the Planning & Zoning Commission that, based on public input, we request them to review the sign regulations to make them more location specific, particularly the Route 5 business corridor. Covill / Richards / Unanimous

Mr. Covill said he will put some ideas down and have Mr. Moffett put it into a formal letter.

Economic Development Issues:

Mr. Whitten noted that the budget was passed and the EDC has \$2,900.00 more than last year. She said they need to start thinking about what they want to do.

Mr. Richards said the Holiday Inn has said we can come back any time we want.

Mr. Whitten indicated that CREC (magnet school) is interested in coming to East Windsor. They probably will have a workshop in town.

IV. ADJOURNMENT:

MOTION: To adjourn the meeting. Richards / Covill / Unanimous

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary