

# TOWN OF EAST WINDSOR

## ECONOMIC DEVELOPMENT COMMISSION

11 RYE STREET, P.O. BOX 389

BROAD BROOK, CT 06016

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

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### *Regular Meeting Minutes*

### *September 19, 2011*

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#### **I. ESTABLISHMENT OF QUORUM**

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

*Also in Attendance:* Laurie Whitten, Town Planner and Judi Rajala, Guest (Candidate for First Selectman)

Chairman Eric Moffett called the meeting to order at 7:04 p.m. at the Planning & Zoning Office, 11 Rye Street, Broad Brook, CT.

#### **II. PUBLIC PARTICIPATION:**

There was no public participation

#### **III. APPROVAL OF MINUTES:**

**MOTION:** To approve the minutes of the July 18, 2011.

Covill / Richards / Unanimous

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

Mr. Kapelner asked about the letter that was sent to the Planning & Zoning Commission from the EDC regarding signs. Ms. Whitten said the PZC reviewed the letter and said that they want to discuss the A-frame signs again, possibly this month. She said they are willing to look at alternative signs. She pointed out that Robin Newton has looked at the South Windsor Route 5 corridor and found that they allow less than we do. (The discussion on signs continued later in the meeting)

#### **Recap of Route 140 Visual Preference Workshop**

It was noted that Rich Covill and Jim Richards had attended the workshop.

**MOTION:** That we recognize Laurie Whitten, and the Planning & Zoning Staff, for their tireless work in regard to this matter.

Kapelner / Richards / Unanimous

Mr. Richards indicated that there were approximately 50 to 70 people that attended the workshop. He noted that all of the Board of Selectmen members were there. He said it was well done. He said that they did surveys and most people agreed that commercial development is key, not housing. He said the people want things that generate revenue and we need to figure out what is going to generate the revenue.

Ms. Whitten said she spoke with Heidi Samokar from Planimetrics and they should have a run-down of the responses in about two weeks. She said they will then sit down and figure out where to go from there. Mr. Moffett asked about the landowners. Ms. Whitten said Heidi set up appointments informally and spoke with at least half of them. She said they want to see water and utilities there. There is nothing we can do about that. Mr. Richards said the water company won't do anything unless they get paid. Ms. Whitten said we are making progress; we are moving forward rather than staying stagnant. Ms. Whitten said she feels this is a priority with the Planning and Zoning Commission. Mr. Kapelner asked if it was possible for the EDC members to receive the agendas for the Planning and Zoning Commission.

**MOTION:** To receive all Planning and Zoning Commission agendas as a rule.

Kapelner / Richards / Unanimous

Ms. Whitten pointed out that the PZC meets the second and fourth Tuesdays of each month.

She said the Planning and Zoning Commission will compile all the information and use it as a guideline to develop some zoning regulations. She said we need to figure out how we want to change the regulations. There are a lot of different ways to zone things. Ms. Whitten noted that some of the lots are very deep and you don't want to have businesses set back. She said maybe they could consider some type of residential in the back for some of the lots. Mr. Richards said he has watched commercial properties where there was residential in the back and the rest never got developed. Mr. Moffett said we are not in favor of residential in that area. Mr. Covill said mixed use is OK but strictly residential is not. Ms. Whitten suggested that they need to keep some options open. Mr. Moffett said they need to sit down with the PZC and get the correct information out to the public.

### **Business Infrastructure**

Mr. Kapelner expressed concern about blight and the impact it has on economic development and he would like to see regulations that address it. He noted that on Wednesday Mr. Richards will be hosting an event on Route 140 across from a property that collapsed in the January snowstorm. He said it is a safety issue and a blight issue and it needs to be torn down. Ms. Whitten pointed out that it is not a town issue; it is private property. She said it has been barricaded and properly secured and the town is not liable. Mr. Moffett suggested that Mr. Kapelner go to the Board of Selectmen to discuss blight. Ms. Whitten said she believed they have discussed blight in the past. One issue would be who would enforce it. Mr. Richards suggested having a beautification campaign in town to get people to clean up their property. He suggested having people send photos of their property to be placed on the town web site. He said they could make it a town-wide campaign to get people to get pride back in the town. Mr. Richards suggested that all the EDC members think about it for the next meeting.

**MOTION:** That we form a sub-committee to address this issue of beautification of East Windsor. Covill / Richards

Mr. Kapelner said he didn't like the idea of a sub-committee.

**Modified MOTION:** That we as a commission address the issue of "East Windsor the Beautiful"  
Covill / Richards / Unanimous

### **Welcome Packets for Businesses:**

Mr. Richards said the Board of Selectmen have gotten them. He noted that the packets contain information from the Lions Club, the Five Corner Cupboard, the Opera House, Jimmy Chen's Restaurant, among others. He said the Candlewood Suites provided the bags for the packets and suggested that in the future they could have bags made up that say EDC and the Chamber on them. Mr. Covill gave "kudos" to Mr. Richards for doing an excellent job on the welcome packets.

### **Commercial Real Estate Listings / Web Site:**

Ms. Whitten said we need to talk to Dave Rajala, our IT person, to get this interactive. She said it is in the process.

**Sign Regulations:**

Ms. Whitten said in October the Planning and Zoning Commission will talk about the A-frame signs. She noted that Robin Newton did a recent sign sweep. Mr. Richards said he appreciated her doing this. Ms. Whitten indicated that temporary signs were the topic on the Planners' List-Serve today, so they'll be able to see how other towns are handling it. Ms. Whitten said that some towns don't charge for the temporary signs but they need to register the signs for a year. Mr. Richards suggested giving it to the businesses for free if they are willing to comply.

**Economic Development Issues:**

Ms. Whitten said they still don't know what the "big box" retail establishment will be. The applicants need approval from the State Traffic Commission. They are on the STC's October agenda.

Mr. Whitten noted that Advanced Wheels of Technology will be going into 230 Main Street. She explained that they redo vans for handicapped people.

Ms. Rajala said she has been attending meetings of all the boards and commissions. She said the Board of Education was upset that they couldn't be at the Route 140 meeting but it was the same night as a Board of Ed. Meeting. She said the EDC has lots of good ideas. She felt that this was quite a lively discussion. She said the key is getting the word out and having the people informed.

**IV. ADJOURNMENT:**

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

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary