

**TOWN OF EAST WINDSOR**  
**ECONOMIC DEVELOPMENT COMMISSION**

**11 RYE STREET, BROAD BROOK, CT 06016**

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

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***Regular Meeting (Discussion)***

***Monday, November 19, 2012***

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**I. ESTABLISHMENT OF QUORUM**

*Members Present:* Eric Moffett (arrived at 6:05 p.m.), Josh Kapelner, James Richards and Ryan Nilsson.

*Also in Attendance:* Laurie Whitten, Town Planner

Chairman Moffett initiated discussion at 6:15 p.m. at the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

**Due to an error in posting of the Agenda an informal discussion took place with no motions made or votes taken.**

**II. PUBLIC PARTICIPATION:**

There was no public participation.

**III. GENERAL DISCUSSION**

**Business Assistance Forum (BAF):**

Town Planner Whitten reported Staff is working to finalize the invitation list and working on the invitation for the forum, which will precede the Meet and Greet being held on January 31, 2013 at La Notte Restaurant.

The Commission requested that Staff prepare a flyer/insert to be included in a Reminder package. Additional forms of advertisement, such as Facebook, Patch.com, and press releases, were discussed, and subsequently requested.

**CERC Listings:**

Town Planner Whitten reported the present membership runs from May, 2012 through May, 2013. Discussion followed regarding listings specific to East Windsor and how to determine the success of this property listing resource.

**Economic Development Issues:**

- **2013 Commission Meeting Schedule:**

Town Planner Whitten presented the Commission with a tentative 2013 Meeting Schedule for their review prior to approval at the December Meeting.

- **Status of Hostess facility on Thompson Road:**

It was noted that the local facility at Thompson Road, which is a warehouse which disseminates products to the surrounding area, closed last Thursday; employees are already out of work. Hostess Brands, Inc. has filed for bankruptcy, and intends to begin liquidation of assets, in response to the inability to come to agreement with the bakery union, which has initiated strikes at various facilities.

- **Effect of National “Fiscal Cliff” on local community:**

Mr. Richards suggested companies and business in general are waiting to see if the “Fiscal Cliff” looming at the beginning of 2013 can be averted. The uncertainty is keeping businesses from moving forward with expansion or development plans.

- **Future Development Projects:**

Town Planner Whitten noted at least two potential development projects - West River Farms, LLC. on Scantic Road, and Lawrence Farms on South Main Street and Phelps Road – are in the early stages of development. Formal applications have not yet come before the Planning and Zoning Commission. Town Planner Whitten explained the conceptual plans for both project, noting the difference in each proposal. As formal plans have not yet been presented the specifics of the projects remain pending.

- **Skylark Airport:**

Town Planner Whitten reported meetings are presently occurring with various parties, including the FAA, DOT, a local pilot’s group, and Town Staff – including First Selectman Menard, Town Engineer Norton, and Town Planner Whitten. All parties have agreed to move forward with the feasibility study regarding the Town’s possible purchase of the airport. She noted the Commission members can attend the meetings as well.

Discussion followed regarding a general comparison of Skylark to Ellington Airport, Brainard Field in Hartford, and Simsbury Airport. Town Planner Whitten noted there are some wetlands constraints associated with Skylark. The advantages/disadvantages of ownership by the Town was discussed. The.

Commission is anxious to receive the results of the feasibility study before offering an opinion on the possible purchase.

- **Broad Brook Brewery:**

Town Planner Whitten reported this business continues to seek a location to initiate its operation.

- **Status of Route 140 Rezone:**

Chairman Moffett questioned the status of the rezone of the Route 140 Business Corridor, and questioned the plans for promotion of this zone? Town Planner Whitten reported the rezone has been approved by the Planning and Zoning Commission; development is being encouraged towards mixed-use business facilities utilizing a New England architectural style. Residential development not associated with a business use is not allowed under the rezone. Town Planner Whitten noted it is understood the area contains considerable environmental constraints. Discussion continued regarding the availability of properties for development, and how many, if any, properties are being advertised for sale.

Discussion followed regarding promotion of the rezone with an eye towards attracting potential development. Town Planner Whitten noted the Town was not able to encourage Connecticut Water Company and Yankee Gas to install utility lines prior to development actually occurring. Chairman Moffett felt the lack of those utilities shouldn't delay promotion of the new zone. He suggested Staff should begin sending out press releases and utilize other promotional resources. Mr. Richards suggested letters authored by Chairman Moffett explaining the rezone and the type of development desired could be sent to tv stations as well. Discussion continued regarding immediate promotion of the new business zone.

#### **IV. ADJOURNMENT**

No motion made; the Meeting ended at 7:15 p.m.

Respectfully submitted,

Peg Hoffman  
Substitute Recording Secretary