

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION**



*Regular Meeting
7:00 P.M. Thursday May 20, 2010
Room 224 Cromwell Town Hall*

AGENDA

1. **Call to Order**
2. **Roll Call/Seating of Alternates**
3. **Approval of Agenda**
4. **Public Comments**
5. **New Business:**
 - a. ED Coordinator's Report
 - b. Façade Program
6. **Stimulating Economic Development:**
 - a. Marketing
7. **Old Business:**
 - a. Northern Tier Industrial Development
 - b. Main Street Revitalization Project
 - c. Planning & Zoning Issues:
 - i. New Zoning Regulations
 - d. Zoning Enforcement
 - e. Stocking Triangle
8. **Communications** (see attached P&Z Report; Zoning Enforcement Report; P&Z Minutes)
9. **Chairman's Comments/Commissioners' Comments**
10. **Approval of Minutes**
11. **Good & Welfare**
12. **Adjourn**

RECEIVED FOR FILING

5/13 2010 at 3:02 P.M.

TOWN CLERK'S OFFICE
CROMWELL, CONN.

Doreen A. DiProta
TOWN CLERK

2010 PERMITS

<u>Permit#</u>	<u>Name of Applicant</u>	<u>Site Location</u>	<u>Type of Activity</u>	<u>Decision Date</u>	<u>Status</u>
10-01	Norm & Ken Nadeau Special Conditions: NONE	Northbrook Estates Sub	File a Restrictive Covenant in lieu of a letter-of-credit and/or cash performance bond	Approved 1/05/2010	
10-02	Joe Dudash Special Conditions: NONE	540 Main Street	Indoor Airsoft Facility	Approved 1/19/2010	Open for business
10-03	Reed Builders, LLC Special Conditions: NONE	North Road	"Mountain View" revise lots 7 & 8	Approved 1/05/2010	
10-04	Brothers Property LLC Special Conditions: The Site Development Plan shall be reviewed and approved by the Town Engineer.	County Line Road	3 lot commercial resubdivision	Approved 1/19/2010	
10-05	ORL Construction Corp. Special Conditions: NONE	14 Hillside Road	GKN-Manufacturing	Approved by staff 1/4/10	
10-06	Ken Caruso Special Conditions: NONE	26 Court Street	2 family conversion	Approved by staff 1/4/10	
10-07	Peggi Camosci Special Conditions: NONE	322 Main Street	Tea Room & Gift Shop	Approved by staff 1/19/10	

2010 Permits

<u>Permit#</u>	<u>Name of Applicant</u>	<u>Site Location</u>	<u>Type of Activity</u>	<u>Decision Date</u>	<u>Status</u>
10-08	First Selectman Special Conditions: NONE	Harpers Meadow Road	Road acceptance - Harpers Meadows	Approved 1/19/2010	
10-09	Debra Tardif Special Conditions: NONE	319 Main Street	The Mouse Hole, LLC Gifts & Antiques	Approved by staff 1/12/10	
10-10	John Whitney Special Conditions: NONE	76 Nooks Hill Road	lot split	No action required	
10-11	First Selectman Special Conditions: NONE		8-24 Referral regarding proposed Senior Center	Approved 3/02/10	
10-12	First Selectman Special Conditions: NONE		8-24 referral regarding proposed Library Expansion	Approved 3/02/10	
10-13	Country Sq. Commons Special Conditions: NONE	40 Country Squire Road	Horizon Marketing	Approved by staff 2/4/10	
10-14	Greater Harford Community Foundation Special Conditions: Conditions same as last year	100 Golf Club Road	Travelers Championship Golf Tournament	Approved 4/6/10	

2010 PERMITS

<u>Permit#</u>	<u>Name of Applicant</u>	<u>Site Location</u>	<u>Type of Activity</u>	<u>Decision Date</u>	<u>Status</u>
10-15	Pipa Patel Krauszer's Food Stores Special Conditions: (1) not to exceed 8 vehicles and if over capacity must be removed within 24 hrs. (2) A no entrance sign on the western entrance.	117 Berlin Road	U-Haul Rental	Approved 3/2/10	No Activity
10-16	Planning & Zoning Commission Special Conditions: NONE	town wide	Staff proposed amendments to Subdivision regulations	Approved 4/6/2010	
10-17	First Selectman Special Conditions: NONE	town wide	Infrastructure; Iron Gate; Police	Approved 3/2/10	
10-18	First Line Electric LLC Special Conditions: NONE	135 Sebethe Drive	Electrical Contracting Offices & Warehouse	Approved by staff 2/24/10	
10-19	Salvatore Petrella Special Conditions: NONE	630 Main Street	Bookkeeping Office	Approved by staff 3/9/10	
10-20	Joshua Eddinger Special Conditions: Wetlands officer review for wetlands compliance	24 Shunpike Road	Temporary Retail Garden Store	Approved 4/6/2010	No chemicals on site
10-21	Not used				

2010 PERMITS

<u>Permit#</u>	<u>Name of Applicant</u>	<u>Site Location</u>	<u>Type of Activity</u>	<u>Decision Date</u>	<u>Status</u>
10-22	Qamar Naqvi Special Conditions: NONE	15 Wild Rose Court	Import handicrafts & gift items		pending
10-23	Croi-Lyn Kovacs Special Conditions: (1) The ramp must be approved by the Building Inspector.	13 Sydney Lane	Home Daycare	Approved 4/20/2010	
10-24	Elizabeth Vincenzi Special Conditions: NONE	199 Shunpike Road	Elite Fitness Studio	Approved by staff 3/30/10	
10-25	Paul Morello, Jr. Special Conditions: (1) The Town Engineer shall review the drainage report submitted by the applicant, and deem it acceptable; (2) The plans shall be revised to address the Town Planner's comments dated 4/8/10;	200 Coles Road	Mrozowski 1 lot subdivision	Approved 4/16/2010	
10-26	Brian DiMartino Special Conditions: NONE	9 Ledge Road	1 lot subdivision		PH 6/1/2010

2010 PERMITS

<u>Permit#</u>	<u>Name of Applicant</u>	<u>Site Location</u>	<u>Type of Activity</u>	<u>Decision Date</u>	<u>Status</u>
10-27	Cromwell Little League Special Conditions: Approval by Board of Education	9 Captain James Mann Memorial Drive	Batting cages and Press Box	Approved 5/04/2010	
10-28	LRC Group/Pat Gorman Special Conditions: NONE	14 Hillside Road	Proposed parking expansion		
10-29	Burt John, Director Covenant Village Special Conditions: NONE	Missionary Road	Farmer's Market	Educational events are allowed in Institutional Development Zone No action needed	
10-30	Mark Langton Special Conditions: NONE	Fire Depts. 82 Court St. and 1 West Street	Mother's Day Flower Sale	Approved 5/04/2010	

Memo

To: Joseph Mazurek, Director of Development Services
From: Fred Curtin, Wetland/Zoning Officer
Date: 5/13/2010
Re: April 2010 Activity Report

8 South Street; Bengtson: The property owners have failed to remove the Commercial Equipment and appealed my Cease and Desist order. I'm forwarding this to the Town Attorney for action.

117-121 Berlin Road; Krauszer Foods: They have removed all the signs on the building, sign post and the fence.

Eager Lane: The contractor is working with the Town Engineer on resolving the drainage issue.

24 Shunpike Road; Joshua Eddinger: No chemicals will be used on site. Plants will be placed on plastic pad.

81 Washington Road, Dolezel: A Notice of Violation was issued for unregistered vehicles. The owner is removing them.



Town of Cromwell
Planning and Zoning Commission

Jeanne Ahlgren Esq.
TOWN CLERK

REGULAR MEETING
7:00 P.M. TUESDAY, MAY 4, 2010
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET

MINUTES AND RECORD OF VOTES

Present: Nicholas Demetriades, Vincent Faienza, Joseph Garafalo, Doug Sienna, Peter Keithan, Michael Cannata, Alice Kelly, Thomas O'Neill, Tom Madden
Also Present: Town Planner Craig Minor, BOS Liaison Anthony Varricchio, Sr.
Absent: Alternate Fred Hayward and Alternate Linda Duren

1. Call to Order

The meeting was called to order at 7:00pm by Chairman Demetriades presiding.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

There were none seated.

4. Approval of Agenda

Add

9a. Cobblestone Field Change

Motion was made by Vincent Faienza, **seconded** by Alice Kelly to approve the agenda with changes. All were in Favor. *Motion Passed.*

5. Public Comments

Kevin Slifer of 42 Hillside Road described the process of expansion for his and his brother's business in Town and expressed his frustration with the Town Planner's position on these efforts at 41 South Street and now on County Line Drive. Mr. Slifer discussed the promises made to him and his brother by previous elected officials regarding power to their building and potential cost reimbursement and the difficulties he faced with several administrations. Mr. Slifer informed the Commission of their involvement with the Town in the push to have the road at the transfer station become a Town Road and the Slifer's cooperation in giving an acre of their property to assist in making this happen. Mr. Slifer expressed his frustration with the cooperation and that he has looked at the Industrial Zone regulations and the allowed uses in the zone. Mr. Slifer suggested that he would place on his properties those uses that are permitted, even if they are items that some might find offensive. Mr. Slifer explained that he had come early to a meeting on April 21st and heard Mr. Demetriades and Mr. Minor talking about the zones. Mr. Slifer heard the comment "what are we going to do with the Slifer's and the Arborio's." Mr. Slifer stated how

upset he was with the comments. Mr. Slifer asked that Mr. Demetriades step down. Mr. Demetriades said that he would talk with Mr. Slifer after the meeting. Mr. Demetriades explained that they need to look at the whole town and it was all being reviewed. There are thoughts to different areas and yet it's the whole Commission that decides. Mrs. Kelly explained the process the Subcommittee was taking to review the zones and regulations and how public input would be included before the public hearing. Mr. Slifer reiterated his feelings. Mrs. Kelly stressed that the Committee has worked hard to keep it fair. Mr. Slifer gave examples of what he would like to do with his property. Mrs. Kelly asked that he continue to work in good faith as members of the Commission do for the community. Mr. Madden assured Mr. Slifer that his comments have been heard. Mr. Faienza commented that a lot of time has spent on discussing this concern and that the Committee and Commission does care. Mr. Faienza stressed that the right thing was going to be done for the Town and for businesses.

Jay Polke of 15 Harrison Drive asked if everything was supposed to be changed in the new regulations. He had been under the impression that it was just going to be a reorganization to make the regulations easier to use. Mr. Minor explained that one of the goals was for the new regulations to be clear and easy, but that the regulations were being completely re-written because it has not been done in over 50 years; only amendments have been made. Mr. Polke said that he was not aware it was going to be such a drastic change.

6. Development Compliance Officer Report:

a. Activity Report

ZEO Curtin reviewed his 4/28/10 memo to Town Engineer Joe Mazurek. ZEO Curtin passed out a draft spreadsheet for the Commission to review the format. ZEO Curtin would like Commissioners to bring their comments to the next meeting.

Mr. Keithan asked ZEO Curtin if he ever checks on Cease & Desist orders once he issues them to see if they are done. Mr. Keithan said he didn't care if you don't like me I want answers.

ZEO Curtin asked not to be spoken to in that manner. Mr. Keithan exchanged more words. ZEO Curtin asked for Mr. Keithan's resignation.

Chairman Demetriades called a recess at 7:25pm.

Chairman Demetriades called the meeting back to order at 7:31pm.

Mrs. Kelly asked if the outstanding 2009 permits could be added to the Outstanding Permit report.

Mrs. Kelly asked about the November meeting and the conditions of Gilbert & Marion Baroni.

Mrs. Kelly received a phone call from the abutting property owners who are upset about some items that are in violation. Mrs. Kelly questioned how the items were going to be corrected. ZEO Curtin explained that they were going to be discussed with Inland/Wetlands. Mrs. Kelly felt that the same size trees should be planted.

- b. Status of Outstanding Permits -Provided in the Packet to Commissioners

7. Town Planner Report:

- a. Public Hearings to be Scheduled:

1. Application #10-26: Residential Re-subdivision at 9 Ledge Road. Brian DiMartino, owner/applicant.

Mr. Minor explained that this application is for a re-subdivision and therefore needed 21 days notification. The earliest this would be allowed on the agenda is June 1. Mrs. Kelly asked if they could view the property. Mr. Minor was going to ask the Town Attorney for the proper procedure for the Commission to review the property.

Motion was made by Alice Kelly, **seconded** by Doug Sienna to schedule the public hearing for Application #10-26: Residential Re-subdivision at 9 Ledge Road for June 1, 2010. All were in Favor. *Motion Passed.*

- b. Performance Bond Actions:

Mr. Faienza asked Mr. Minor about the status of Eager Lane. Mr. Minor read an email from Mr. Mazurek stating the various options will still be explored but that he did not wish to act on the bond at this time.

- 8. Public Hearing and Possible Action:** None.

9. Old Business:

- a. Cobblestone Field Change

Mr. Minor presented to the Commission the April 6, 2010 letter from Dr. Welti to Pat Snow indicating a change in the rock from ¾" to 3" at the base of the slope. He also presented an email from Town Engineer approving the change, which also told Mr. Snow for a revised signed drawing. Mr. Cannata asked if Haley & Aldridge had reviewed the change. Mr. Minor said no. The Commission discussed that Haley & Aldridge had been hired due to the Town Engineer's inexperience with slopes such as this and they should be reviewing all changes, particularly the base of the slope. Mrs. Kelly asked if Haley & Aldridge are aware of the requirements put on the slope by the Commission. Mr. Minor said not that he was aware of, but he has not been involved in staff discussions, if any, about the change.

Motion was made by Michael Cannata, **seconded** by Alice Kelly to have to field changes proposed by Dr. Welti revision be reviewed by Haley & Aldridge and the outcome presented to the Commission before acceptance.

Mrs. Kelly asked if Haley and Aldridge had been involved in the slope discussion. Mr. Minor

said he did not know. A letter was going to be put together to make sure everyone is involved.

Chairman Demetriades called for the vote on the motion. *All were in Favor.*

Motion was made by Vincent Faienza, **seconded** by Joe Garafalo to add Item 10d. Application #10-30: Use Permit (Mother's Day Flower Sale) at 82 Court Street and 1 West St. Cromwell Fire District. Mark Langton, applicant. *All were in Favor.*

10. New Business:

a. Application #10-27: Site Plan Approval (Batting Cages and Press Box) at 9 Captain James Mann Memorial Drive. Cromwell Little League, applicant; Town of Cromwell, owner. Jeff Coleman of 2 Bow Lane, Vice President of Cromwell Little League, presented the plans showing the addition of the batting cages and the press box to the Commission. Mr. Coleman discussed the issue of handicap access to the press box. Mrs. Kelly asked who owns the land and whether they approved the activities on the site. Mr. Coleman said that the Board of Education owns the land and they approved the activities but that he did not have anything in writing at this time.

Motion was made by Doug Sienna, **seconded** by Thomas O'Neill to approve Application #10-27: Site Plan Approval (Batting Cages and Press Box) at 9 Captain James Mann Memorial Drive with the condition of the approval of the Board of Education. *All were in Favor. Motion Passed.*

b. Application #10-29: Request for Zoning Regulations Interpretation at the "Institutional Development Zone". Burt Johnson, applicant. Burt Johnson, Director from Covenant Village explained that they would like to operate a "farmers market" but the zoning regulations for the Institutional Development zone do not appear to allow this. He described what they do for outreach for their community. Mr. Johnson wanted to confirm that a farmer's market is within the scope. The market would run from June to October, once a week on a weekday from 1-6pm. They will not receive any financial benefit from the market. This is a benefit for the residents, staff, and Cromwell.

Mrs. Kelly asked if was going to be "educational". For example, learning about crops grown in the area, lack of pesticides, etc. Mr. Johnson confirmed that it would be. Mr. Minor said that "educational" events are allowed in an Institutional Development Zone, so no further action by the Commission was needed.

c. Letter from Frank Magnotta, PE regarding Required Sidewalks at the Residential Subdivision at 200 Coles Road (Application #10-25). Frank Magnotta, PE for the applicant apologized for not being available for the public hearing.

Mr. Magnotta referenced his April 26, 2010 letter to the Commission and Mr. Minor. Mr. Magnotta described the 700ft of frontage and the burden to cut into the embankment to create the sidewalk. Mr. Magnotta pointed out that there are no other sidewalks in the area.

Mr. Garafalo asked how the homeowner felt about it. Attorney Paul Morello, representing the applicant explained the house was built in 1956 and the homeowner did not expect sidewalks. The Commission had a lengthy discussion about the sidewalk fund and its use in the past when the Commission waived sidewalks. Mr. Minor explained that monies retained from a particular subdivision site needed to be used for that site and cited a very recent court ruling that limited a town's ability to make a developer install sidewalks. The Commission questioned how recent decisions had been made. Mr. Garafalo asked to have Mr. Minor look into the sidewalk fund further.

Mr. Cannata didn't feel that the costs associated with these sidewalks were a reasonable burden for a 2-lot subdivision. Mr. Madden felt that sidewalks need to be placed and the Commission needs to make a commitment to sidewalks. Attorney Morello explained his concerns with the Commission placing this burden on the applicant and whether this was a reasonable request. Mr. Minor commented that if the Town were to place sidewalks in this area, he felt that they would place them on the other side of the road due to the costs associated with placing them in the area they were discussing and trying to continue down the road. The Commission continued a lengthy discussion about sidewalks.

Motion was made by Michael Cannata, **seconded** by Doug Sienna to rescind the condition of sidewalks for Application #10-25 Subdivision at 200 Coles Rd. (In Favor, Demetriades, Faienza, Garafalo, Sienna, Keithan, Cannata, O'Neill) (Opposed, Kelly, Madden) *Motion Passed.*

d. Application #10-30" Use Permit Mother's Day Flower Sale at 82 Court Street and 1 West St. Cromwell Fire District. Mark Langton, applicant.

Mark Langton of 5 Parkview Road explained that the Fire Department wished to sell flowers on Thursday and Friday afternoon, and Saturday and Sunday. Mr. Langton explained that they would make sure cars came in off the street and parked. Mrs. Kelly asked what they were raising the monies for. Mr. Langton explained it was for the Activity Fund for functions within the department that are not appropriate to fund through the General Fund such as the Pavilion at Coles Road, grills for the firehouses, etc. Mrs. Kelly asked that the Department place the application for the use permit on their schedule earlier, so that it is not coming up last minute each year.

Motion was made by Alice Kelly, **seconded** by Joe Garafalo to approve Application #10-30" Use Permit Mother's Day Flower Sale at 82 Court Street and 1 West St. Cromwell Fire District. All were in Favor. *Motion Passed.*

11. Communications:

- a. Connecticut Law Tribune Article on Permit Application Fees dated April 12, 2010.
For Information Only, No discussion

12. Commissioners' Comments:

- a. Zoning Regulations Committee Report
Mrs. Kelly set the next meeting for May 10th at 7:00pm to discuss the Northern Tier options I, II and III and the Industrial Zone. Mrs. Kelly thanked the Committee for their hard work.
- b. Mr. Faienza explained, as it was discussed at prior meetings, that the pre-meetings with Mr. Faienza, Mr. Demetriades and Mr. Minor and Mr. Curtin are to organize and get information together such as to get the spreadsheet together that ZEO Curtin provided tonight. Mr. Keithan said he didn't know. All other Commissioners agreed that they were aware.
- c. Mrs. Kelly asked Mr. Minor about the restrictive covenant for Northwood Estates and asked if she could have a signed copy.
- d. Mr. Cannata asked for an explanation of the letter in their packet from Mr. Flanders. Mr. Minor explained that this was a ZBA issue that Mr. Flanders had responded to and that they had been "cc'ed" in the correspondence.

13. Approval of Minutes:

- a. April 20, 2010

Change

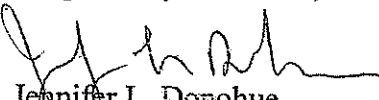
On Page 5, 1st paragraph the number should have read 80,000 square feet.

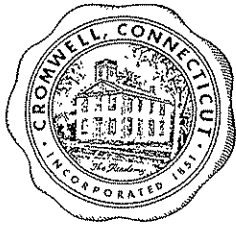
Motion was made by Doug Sienna, **seconded** by Joe Garafalo to approve the minutes with change all were in Favor. *Motion Passed.*

14. Adjourn

The meeting adjourned by general consent at 8:32 pm.

Respectfully submitted,


Jennifer L. Donohue
Clerk



Town of Cromwell

FIRST SELECTMAN'S OFFICE
NATHANIEL WHITE BUILDING
41 WEST STREET
CROMWELL, CONNECTICUT 06416

April 15, 2010

Stanley Stachura
47 Geer Street
Cromwell, CT 06416

Dear Mr. Stachura,

I am pleased to advise you that the Board of Selectmen appointed you as an alternate member to the Economic Development Commission at their April 14, 2010 meeting. Your term will expire March 2014.

Congratulations, and thank you for serving your community in this way.

Thank you again. I am looking forward to working with you.

Sincerely,


John M. Flanders
First Selectman

JMF/re

Copy: Darlene DiProto, Town Clerk
Chairman Economic Development Commission ✓



Town of Cromwell

FIRST SELECTMAN'S OFFICE
NATHANIEL WHITE BUILDING
41 WEST STREET
CROMWELL, CONNECTICUT 06416

April 15, 2010

Richard Duffy
19 North Road
Cromwell, CT 06416

Dear Mr. Duffy, *Rich*

I am pleased to advise you that the Board of Selectmen appointed you as an alternate member to the Economic Development Commission at their April 14, 2010 meeting. Your term will expire March 2014.

Congratulations, and thank you for serving your community in this way.

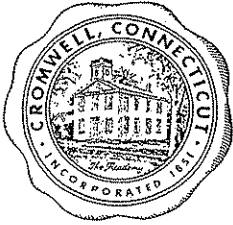
Thank you again. I am looking forward to working with you.

Sincerely,


John M. Flanders
First Selectman

JMF/re

Copy: Darlene DiProto, Town Clerk
Chairman Economic Development Commission ✓



Town of Cromwell

FIRST SELECTMAN'S OFFICE
NATHANIEL WHITE BUILDING
41 WEST STREET
CROMWELL, CONNECTICUT 06416

April 15, 2010

Richard Nobile
50 Hillside Road
Cromwell, CT 06416

Dear Mr. Nobile,

I am pleased to advise you that the Board of Selectmen appointed you as a regular member to the Economic Development Commission at their April 14, 2010 meeting. Your term will expire March 2014.

Congratulations, and thank you for serving your community in this way.

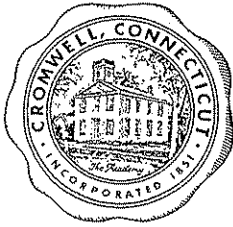
Thank you again. I am looking forward to working with you.

Sincerely,

John M. Flanders
First Selectman

JMF/re

Copy: Darlene DiProto, Town Clerk
Chairman Economic Development Commission ✓



Town of Cromwell

FIRST SELECTMAN'S OFFICE
NATHANIEL WHITE BUILDING
41 WEST STREET
CROMWELL, CONNECTICUT 06416

April 15, 2010

Joseph Fazekas
34 Geer Street
Cromwell, CT 06416

Dear Mr. Fazekas,

I am pleased to advise you that the Board of Selectmen appointed you as a regular member to the Economic Development Commission at their April 14, 2010 meeting. Your term will expire March 2014.

Congratulations, and thank you for serving your community in this way.

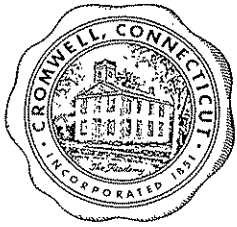
Thank you again. I am looking forward to working with you.

Sincerely,

John M. Flanders
First Selectman

JMF/re

Copy: Darlene DiProto, Town Clerk
Chairman Economic Development Commission ✓



Town of Cromwell

FIRST SELECTMAN'S OFFICE
NATHANIEL WHITE BUILDING
41 WEST STREET
CROMWELL, CONNECTICUT 06416

April 15, 2010

Mertie Terry
589 Main Street
Cromwell, CT 06416

Dear Ms. Terry:

I am pleased to advise you that the Board of Selectmen appointed you as a regular member to the Economic Development Commission at their April 14, 2010 meeting. Your term will expire March 2014.

Congratulations, and thank you for serving your community in this way.

Thank you again. I am looking forward to working with you.

Sincerely,

John M. Flanders
First Selectman

JMF/re

Copy: Darlene DiProto, Town Clerk
Chairman Economic Development Commission ✓

RECEIVED FOR FILING
4/16 2010 at 12:52 P.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION
Regular Meeting
7:00 P.M. Thursday April 15, 2010
Room 224 Cromwell Town Hall**

Dorlene A. DiProta
TOWN CLERK

MINUTES

PRESENT: Chairman Richard Nobile, Robert Jahn and Alternate Joe Fazekas

ABSENT: Merrie Buchsbaum, Richard Duffy, Victor Harpley and Alternate Mertie Terry

ALSO PRESENT: EDC Coordinator Anthony Price and Selectmen Alan Waters and Allan Spotts

1. Call to Order: Chairman Nobile called the meeting to order at 7:00p.m.

2. Roll Call/Seating of Alternates: A motion was made by Mr. Jahn and **seconded** by Chairman Nobile to seat Alternate Joe Fazekas and was *unanimously approved. Motion passed.*

3. Approval of Agenda: A motion was made by Mr. Jahn and **seconded** by Mr. Fazekas to approve the agenda with the addition of item 5.c. Election of Vice Chairman and was *unanimously approved. Motion passed.*

4. Public Comments: Brian Armet, Executive Director of the Mattabassett District, reviewed the plans for the facility upgrade.

5. New Business:

a. ED Coordinator's Report: Mr. Price shared with the commission his proposal for a 90-day plan for developing new business and assisting existing businesses. The plan is still be reviewed by Mr. Mazurek and the First Selectman. Mr. Jahn asked how many commercial real estate brokers there are and Mr. Price stated that he plans to contact ten to fifteen brokers for the tour. Chairman Nobile likes the whole focus of the document and suggests putting together a complete package that could be submitted to brokers also. Mr. Fazekas suggests contacting some of the larger brokers such as OR&L. Mr. Fazekas is willing to work with Mr. Price to develop a package for the brokers. Mr. Jahn asked what needs to be done in order to make improvements to the website. Mr. Price isn't sure what needs to be done-the EDC has sent a letter and it has been mentioned by Board of Selectman members. Mr. Price suggested that a committee be formed to develop standards and improved content.

Mr. Price would also like to do a competitive development report to gauge the town's assets and deficits and ways to make improvement. Mr. Price also suggested that the town hold at least a yearly breakfast with businesses and have the EDC set some yearly goals and work toward them to retain focus.

Chairman Nobile asked how an enterprise zone could be implemented in town and Mr. Price stated he will find out and also find out the requirements for a 'hub' zone.

b. Façade Program: Mr. Price processed payments for both the Rose's Tea Room and The Mouse Hole.

c. Election of Vice Chairman: A **motion** was made by Chairman Nobile and **seconded** by Mr. Fazekas to nominate Mr. Jahn as vice chairman and was *unanimously approved*. *Motion passed.*

6. Stimulating Economic Development:

a. Marketing: Discussed under Mr. Price's report.

7. Old Business: As per the First Selectman's approval, Mr. Mazurek is supposed to provide Mr. Price with a report to share at the meeting. Mr. Mazurek didn't provide a report this month.

a. Northern Tier Industrial Development: Status quo.

b. Main Street Revitalization Project: Non-existent at this time.

c. Planning & Zoning Issues: Chairman Nobile would like Mr. Curtin to visit the property on Main Street with the dumpster.

i. New Zoning Regulations:

d. Zoning Enforcement

e. Stocking Triangle

f. Coupon Book: Mr. Price will be sending out letters to businesses to gain interest. Mr. Price would like to produce something similar to the Bargain Book that is currently mailed to residents. Chairman Nobile suggested that Mr. Price talk to Ms. Sylvester about taking in money.

8. Communications (see attached P&Z Report; Zoning Enforcement Report; P&Z Minutes): Mr. Waters stated that P&Z is revising their regulations reducing the distance between gas stations and package stores. Mr. Waters is concerned about the increased competition and the elimination of 'mom and pop' stores. Chairman Nobile would like to review the proposed changes so that the commission can make decisions on it. The regulations will be approved by P&Z and then the Board of Selectmen.

9. Chairman's Comments/Commissioners' Comments: Chairman Nobile is pleased with the 90-day plan by Mr. Price. Chairman Nobile is also pleased with the Board of Selectmen's decision to help GKN. Mr. Fazekas agrees with Chairman Nobile's comments. Mr. Jahn asked about Wal-Mart's plans for expansion and Mr. Waters stated that the store manager let the cat out of the bag at a Chamber breakfast.

10. Approval of Minutes: A motion was made by Mr. Jahn and seconded by Mr. Fazekas to approve the minutes of March 18, 2010 and was unanimously approved. Motion passed.

11. Good & Welfare: None.

12. Adjourn: A motion was made by Mr. Fazekas and seconded by Mr. Jahn to adjourn at 8:32p.m. and was unanimously approved. Motion passed.

Respectfully submitted,



Catherine Potter

Clerk