



# Town of Griswold



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**GRISWOLD ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING  
GRISWOLD TOWN HALL**

**APPROVED MINUTES  
MAY 17, 2017**

**I. REGULAR MEETING (7:00 P.M.)**

**1. Call to Order**

Chairman Thomas Giard, Jr. called this regular meeting of the Griswold Economic Development Commission to order at 7:00 p.m.

**2. Roll Call**

**Present:** Chairman Thomas Giard, Jr., Paul Lach, Charlotte Geer, James W. Barnie Ken Bousquet, Town Planner Mario J. Tristany and Recording Secretary Donna Szall

**3. Determination of Quorum**

T. Giard stated that there was a quorum for this regular meeting of the Economic Development Commission.

**4. Approval of Minutes**

**A. Approval of meeting minutes of April 19, 2017**

T. Giard asked for any corrections or omissions on the minutes. P. Lach stated that we did not get the minutes for the March meeting and he had a correction on the last page he and Ken were not here for the April meet. D. Szall will make those corrections. T. Giard asked for a motion to approve the minutes as amended.

**MOTION:** J. Barnie moved to approve the minutes of April 19, 2017 as corrected. C. Geer seconded the motion. All were in favor. The motion was carried.

**5. Public Comment**

T. Giard stated for the record that there was no one present to make public comment.

**6. Matters Presented for Consideration**

**A. Green Earth Triangle, LLC – project update.**

M. Tristany stated that nothing has changed from last month and that they are in contact with DEEP for the contamination issues and protocols. He stated that the start of the remediation will be postponed until they receive approvals from DEEP.

**B. Heritage River Village Project Route 164 – project update.**

T. Giard stated that the public hearing on Monday, and went without a hitch; there was no opposition. PZC closed the public hearing and approved the project. He stated that they plan to break ground to do site plan preparation for a fourth quarter construction start; it is estimated to take 18 months for phase 1. He stated that they are excited and they will be obtaining financing to USDA in Norwich.

He stated that the project's usage is about 81,000 daily. He stated that he met with the Griswold Sewer Authority for the buy-in fee that they create a sliding scale based on a project's cost; i.e., up to \$1 million to waive 20 % of buy-in; up to \$5 million waive 30%; up to \$10 million waive 40% and over \$10 million waive 50%. He explained that based on this scale, the project would be \$600,000 waiver providing \$250,000 in revenue. He stated that they will look at this with their legal counsel and other state officials.

M. Tristany stated that the project is pending State Traffic Authority for their traffic analysis showed no highway improvements would be required and showed no need for traffic lights. T. Giard stated that they received their water flow calculations. He stated that a third party engineering firm will do a calculation to corroborate the water flow calculations. There was discussion of this matter.

P. Lach asked if Jewett City would have enough capacity and if it will impact Jewett City residents for water pressure and water supply. M. Tristany stated that they have the capacity. He stated that with the Pleasant View project, there may be a water storage tank required for fire suppression. He explained that the engineering firm did a detailed analysis of the current lines in the street and current upgrades. He stated that the Water Company is doing an upgrade on Slater Avenue. There was discussion of this matter including that a 12 inch water line will run to Pleasant View.

#### **C. Discussion and update of Business Summit in June at the Overlook.**

T. Giard stated that the summit is June 21, and we will not have a meeting in June. He stated that the flyers will be adjusted for door prizes using business cards at the end of the event. He asked members to find "gift" door prizes for the event. He stated 1. SMA, Eversource, Heritage River Village Development, LLC; Kevin Merchant is master of ceremonies. He and Kevin Skulczyck will open the event and turn it over to K. Merchant. J. Bernie asked if T. Giard spoke to Denise Robillard regarding the realtors. T. Giard stated yes and he emailed her the information. He will contact her again. He asked the members to spread the word about the Business Summit. P. Lach asked if he spoke to M. Minarsky about putting it on the TV. T. Giard stated that he wanted to reach out to business organizations. L. Wood will send the flyer to people on the mailing list.

#### **D. Discussion and update of the Creative Arts & Culture Commission.**

P. Lach stated that they met two weeks ago and Griswold's Got Talent was postponed to the fall so that there will be more people wanting to be involved. He said that Hill Fest is on Saturday, June 27 at the Veteran's Memorial Park with five bands, food, and beverages. 2 pm. to 10 pm, Admission is Free. T. Giard asked who was funding this. P. Lach stated that it was Jewett City Savings Bank.

### **7. Correspondence**

T. Giard asked for correspondence.

**Item 1.** M. Tristany handed out copies of a letter from Pam Kinder, for UCFS project on East Main Street regarding sanitary flow. He stated that they had proposed a 16,000 sq. ft. building; but they are proposing to build only 12,544 sq. feet and the 4,000 addition square footage will be built at a future date. He asked if the board wanted to acknowledge the free flow by Jewett City or to give them the full 3,200 gallons per day or to give them 2,508 gallons, per day based on the 12,544 sq. ft. building.

T. Giard stated that this should wait until the July meeting because of the negotiations with the sewer authority. He stated that he will contact Pam Kinder to explain this matter. There was discussion of this matter regarding sanitary flow costs as an economic development tool.

**Item 2:** Memo from Town Clerk regarding commission and board member resignations. He stated that we received this regarding resignations must be given to the Town Clerk.

- A. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Winter 2015, Volume XIX, Issue 1

T. Giard asked for any comments regarding the newsletter. M. Tristany stated that it was for informational purposes.

T. Giard welcomed a visitor and asked if he had any comments. The visitor had no comments.

## **8. Other Matters**

T. Giard state that the Solar Farm project has been put off a year. M. Tristany explained that they were to start this spring, but their engineer stated that it may start in the fall or next spring but the engineer gave no details for the delay. He stated that they have only three years to complete the project.

T. Giard stated that they are changing transformers in that area and wondered if it had to do with the solar farm. P. Lach explained that they are changing the 5KV transformers to a standard 25 transformer to harden-in the system. He stated that solar farms have primary metering set up at the solar farm.

T. Giard stated that Hannah's Market and Deli has opened on Route 138 across from Campbell's Farm Stand. He stated that he talked to the owner about a formal opening in late June having the press there. He stated that the food is good.

M. Tristany stated that East Coast Auto is waiting for approval from Motor Vehicle Department because of the location change and they should be moving in any day now. They have been doing the landscaping and the wear surface on the pavement. T. Giard stated that they are offering emission testing there as well. J. Barnie stated that he was up there and spoke with Noah who told him that they plan to move on Friday. T. Giard stated that they should have a ribbon cutting as well. There was discussion of this matter.

He stated that there will be the Sunflower Festival midsummer.

### **A. Discussion and review of the Economic Development update for Plan of Conservation and Development**

M. Tristany stated that we will upgrade it to show the new development and there will be new pictures. He asked if there is anything specific that the commission would like to add like goals and recommendations. T. Giard asked if there is a time line. M. Tristany stated that the subcommittee will meet next Thursday. J. Barnie asked if the Hazard mitigation plan is part of that plan. M. Tristany stated no.

### **B. Discussion of "Adopt a Banner" program**

T. Giard stated that we talked about a Business banner that can be purchased. He passed out two samples of what the banners will look like. T. Giard stated that we want the banners to be consistent in look. J. Barnie suggested that to remove "sponsored by". There was discussion of this matter. T. Giard stated that these examples will be at the Business Summit. He asked D. Szall to create an order form for the banners; they will be \$75 and Camaro Signs will make them as they are ordered. T. Giard stated that there are about 16 poles available for business banners. P. Lach asked how long the banner will be up will it be for a year or what. J. Barnie asked if the business will be limited to one banner. There was discussion of this matter including that there be a yearly fee of \$75 (the cost of the banner) for a banner to allow other companies to have a banner.

J. Barnie suggested making the banners available at the Business Summit for sale to business in town; businesses are limited to purchasing one banner good for a period of one year and businesses having the option to buying a new banner for an annual fee of \$75.00. There was discussion of this matter including that only the business name and logo will be on the banner. Giard will have Camaro Signs create full sized samples for the Business Summit.

C. Geer asked about the new bakery. M. Tristany explained that the new owners are doing a complete remodel of the entire interior, sales area, bathroom, electrical wiring, and kitchen; and since this is a remodel, building permits are required based on the state building codes.

Tim Sharkey stated that the owner of the bakery will be coming to the Borough meeting to discuss the business loans that the Borough has available.

K. Bousquet asked about the Heritage River and if someone was needed for reporting back to the commission on the progress. T. Giard stated that he will be keeping in touch when the construction starts.

J. Barnie asked C. Geer about her project. C. Geer stated has to do since a fire suppression hood would be required based on fire codes; but that she does not fry foods. There was discussion of this matter. She is looking for help to get over these hurdles. J. Barnie asked about the building on Voluntown Road. C. Geer stated that they are renting it out to a baby photographer.

T. Giard asked how the Overlook made out with their proposed building. M. Tristany start that it was all approved. T. Giard stated that this building will replace the tent for next year. C. Geer stated that the building is 50 ft. by 90 ft. There was discussion of this matter.

## **9. Adjournment**

T. Giard asked for a motion to adjourn.

**MOTION:** K. Bousquet moved to adjourn the Griswold Economic Development Commission. C. Geer seconded the motion. All were in favor. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Donna M. Szall  
Recording Secretary