



Town of Griswold



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

**APPROVED MINUTES
FEBRUARY 15, 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, Ken Bousquet, Town Planner Mario J. Tristany and Recording Secretary Donna Szall

Absent: James W. Barnie

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 Minutes of Regular Meeting of January 18, 2017

T. Giard asked for a motion to approve the minutes. **MOTION:** P. Lach moved to approve the minutes as presented. K. Bousquet seconded the motion. All were in favor. The motion was carried.

5. Public Comment

T. Giard opened the meeting to public comment. Lauren Churchill spoke to the commission regarding a location for the community garden at the 32 School Street property. She stated that she is making a statement for community gardens in town. She submitted a copy of the site plan for the garden. She explained that this would be an asset to the people in this area. She stated that there is a community garden in the area of the youth center on Ashland Street. She would like to see community gardens in neighborhoods around the town.

T. Giard stated that the project of the Heritage River Park is not going forward at this time. He explained that the State is breaching the dam at Slater Avenue, so that the river will revert to the original size of the river. T. Giard stated that the BOS has been looking to sell the 32 School Street property to a church that will build a community center in this location for church activities and for the use by the Youth Center Recreation Department during the week. He stated that the church group may be interested in a community garden.

L. Churchill stated that she will be in touch with the BOS and would be interested in working with the church group for a community garden at this potential site.

T. Giard asked for other questions or comments from the public in attendance. He closed the public comment.

6. Matters Presented for Consideration

A. Update of Green Earth Triangle, LLC who proposes remediation of 235 East Main Street for future mixed use development that will consist of excavation of concrete structures, asphalt and former mill remnants (floor drains, USTs); remediation of remaining soil by capping; i.e., placement of high quality geo-technical fill in compacted engineered lifts. All environmental work will be performed under the

supervision of CT licensed Environmental Professional (LEP) in accordance with the Remediation Standard Regulations and DEEP approvals. Structural fills will be placed in accordance with applicable CT State Building Codes and geotechnical engineering guidelines.

T. Giard stated that this is located on Route 201 across the street from the United Community Services building. He stated that this was a wire drawing business that closed down about 20 years ago. He stated that there is a developer interested in the site and that it is a Brownfield Site and

M. Tristany stated that they have received approval from the Inland Wetlands Commission as well as the Planning and Zoning Commission to begin remediation of the site; they must do a stormwater pollution prevention plan for the State; and work should begin when those approvals are received. T. Giard stated that they will be filling with 15 feet of soil; and that they have a concept plan of 50 homes to be built on this site that are small homes with a walking trail and a boat launch to the Ashland Lake. K. Bousquet stated that there will be 40,000 sq. ft. of retail space at Route 201 that may support the medical clinic across the street.

A. Heritage River Village Project Route 164 – project update.

T. Giard stated that they will be submitting applications to wetlands and planning and zoning. He stated that he will be at those meetings along with other members as well. He stated that it is an assisted living, dementia care and mixed use with commercial and condominium residential uses. He stated that it is upwards of \$80 million. He stated that the plans are out to bid. P. Lach asked about the first Phase. M. Tristany stated that this will be put on the Agenda for Inland Wetlands for a public hearing the following month; they will be submitting an application to Planning and Zoning for a public hearing to be set; They will be waiting to get their funding in place when they have their final approvals. There was discussion of this matter including possible bonding for water and sewer as well as comments from a person from the public who mentioned that he has an interest in this matter since he has a business on Route 164. T. Giard explained that this area will be open to the public. He stated that there are plans to have an amphitheater for public performances.

B. Discussion and update of 32 School Street project.

This matter was already discussed during the public comment portion of the meeting. T. Giard stated that the River Walk project will kick into gear from the Quinebaug to the Veterans Park as long as there is a brook or other waterway.

C. Discussion and update of the Creative Arts & Culture Commission.

P. Lach gave an update for the Griswold's Got Talent Show that will be June 24 this summer. He stated that they are sending out brochures to the residents of Griswold. He explained that if you are a Griswold High School student even if you don't live in town. He stated that they are looking for space for a creative arts center and he suggested that the senior center building could be for the creative arts center when they move to the new senior center on Taylor Hill.

7. Correspondence

8. Other Matters

M. Tristany explained that Eversource is looking to expand their natural gas lines into Jewett City. He stated that the pipeline will go down to American Industries before the bridge. He stated that the pipe line will go down Lily Pond Road to Route 201 and down Route 201 to Main Street in Jewett City. He stated that the UCFS project and the Triangle project could be significant users of natural gas. P. Lach asked when this pipeline will start. M. Tristany stated that the pipe line to Jewett City will not go down Route 12 until 2018. He stated that the proposed pipe line down Route 201 will probably start this year. P. Lach suggested that they speak to Jewett City Electric to work with Eversource to put the electrical lights underground down town to clean up the lights.

T. Giard stated that H. Polinsky has property on Geer Road where there could be a stub to allow for businesses to use natural gas on that property. M. Tristany stated that the gas will eventually run out to the school campus and then out Route 164 to Heritage River Village There was discussion of this matter.

T. Giard stated that the sunflower festival will be run like a street festival this year with the Rec Department on a Saturday evening midsummer or early August two weeks after the Buttonwood Farm has their sunflower summer event. He stated that we are Sunflower Capitol of New England. There was discussion of this matter including replacement of the damaged sunflower banners.

T. Giard stated that the EDC will have the business summit at the Geer Overlook on Wednesday, June 21, 2017. He stated that this is open to business men and women. He asked D. Szall to do the Business Summit Flyer using the same format.

9. Discussion of the Economic Development update for Plan of Conservation and Development

M. Tristany stated that there is a subcommittee to update the PoCD; he stated that the EDC sections have been sent a copy of the PoCD.

D. Szall stated that one request is from the Ordinance committee. P. Lach stated that he has made changes to the ordinance to be gender neutral regarding the EDC. He stated that we cannot make changes to the regulations. P. Lach also stated that there should be a hierarchy of who speaks to the media. He suggested the chairman and vice chairman. There was discussion of this matter. M. Tristany gave out a copy of the State Statute 7-136 reference to the members.

D. Szall asked if the members looked at the PoCD to update the EDC section. There was discussion of this matter.

10. Adjournment

T. Giard asked for a motion to adjourn.

MOTION: C. Geer moved to adjourn at 7:45 pm. P. Lach seconded the motion. All were in favor. The motion was carried. The meeting adjourned at 7:45 pm.

Respectfully submitted,

Donna M. Szall
Recording Secretary