



# Town of Griswold



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**GRISWOLD ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING  
GRISWOLD TOWN HALL  
SALUTE TO THE FLAG**

**APPROVED MINUTES  
MARCH 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, James W. Barnie, Ken Bousquet, Town Planner Mario J. Tristany and Recording Secretary Donna Szall

**Absent:** Charlotte Geer

**3. Determination of Quorum**

T. Giard stated that there was a quorum for this regular meeting of the Economic Development Commission. He expected K. Bousquet to arrive shortly.

**4. Approval of Minutes**

**A. Approval of Minutes of Regular Meeting of February 15, 2017**

T. Giard asked for a motion to approve the minutes. P. Lach stated that there was one type that reads time and should read town. **MOTION:** P. Lach moved to approve the minutes as amended. T. Giard seconded the motion. There were 2 aye votes and 1 abstention by J. Barnie. The motion was carried.

**5. Public Comment**

T. Giard opened the meeting to public comment. David Vieaux, 58 Leha Avenue, stated that in 2012 the EDC presented the tax abatement program that was adopted by the Town. He stated that East Coast Auto Sales has applied for tax abatement. He stated that the tax abatement program should be for new businesses coming to town and asked that EDC take a careful look at the East Coast Sales's application.

T. Giard asked for any other public comment. Dan Hunter, East Coast Sales stated that D. Vieaux has his own personal views.

T. Giard closed the public comment.

J. Barnie moved to add to Item 6, an update of the Green Earth Triangle, LLC to the agenda and to add Item E. East Coast Auto Sales application for the tax abatement to the agenda. P. Lach seconded the motion. All were in favor. The motion was carried.

**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.**

M. Tristany stated that Green Earth has received Wetlands approval and Planning and Zoning approval. He stated that he spoke to Al Kovalik who has met with the State for further remediation of the site to finalize the Storm Water Pollution Plan so they can begin work as soon as possible.

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. He stated that the Storm Water Pollution Plan requires that a third party must do an assessment of the erosion and sedimentation control measures. .

**B. 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 open up to more commercial when this project is completed. He stated that there are plans to have an amphitheater for public performances at Heritage River Village.

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

T. Giard stated that the Business Summit will be on June 21 at 6 p.m. He stated that he is handing out invitations to people. He is looking for suggestions for speakers for the Business Summit. He stated that the real estate summit group may be attending.

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

P. Lach stated that they had another meeting on Saturday; he stated that there have been no applicants and there is a cut-off date for May 1 this year. He said that the Griswold's Got Talent Show that will be June 24 this summer. He stated that it is on the youth center website and on Wolverine Radio, on Facebook. He stated that Ricky Bevis is looking to have something else on that day. T. Giard suggested a blue grass concert. He stated that there will be a Motown Review at Veterans Park this summer. J. Barnie suggested handing out flyers at the school play in the lobby.

**E. Discussion and action on the East Coast Sales Tax Abatement Application.**

M. Tristany read the request by the BOS to send this matter to EDC for their recommendation into the record. He gave copies of the letter to members. M. Tristany submitted copies of the ordinance and the application to the members. He explained that in Section 208 of the Business Incentives for retail; the allowable businesses was very broad based; and that an applicant must be a private for profit business entitled to operate in Connecticut; that the applicant not be in violation of any law or agreement with the town, state, or federal government; the applicant must not owe any previously levied taxes to the town of Griswold and must remain current with taxes during the each year of the agreement or the agreement becomes null and void.

He stated that they fall within the \$500,000 to \$2,999,000 two year abatement program: with year 1 is 60 percent; and year 2 is 40 percent. He stated that the additional qualifications: business is a permitted use in the Griswold Zoning Regulations; must be in environmental compliance with the CT DEEP; not be delinquent in any fees or taxes owed to the town of Griswold; completed application to be submitted. M. Tristany stated that he has a copy of the building permit and the total fee paid was just under \$9,500. He read for the record a letter from Leona Sharkey, Tax Collector, dated March 15, 2017 that the applicant's taxes have been paid to date for real or personal property. He submitted copies of the building permit and tax letter to members.

T. Giard stated that the tax abatement ordinance that was established in 2012 is based on Connecticut General Statutes so everything here is based on the State's existing General Statutes. He stated that the applicants' eligibility issue is the business that the applicant is in. He stated that the building at this time is a new building and the abatement talks to the new building. He stated that they are requesting the two tax abatement: year 1 is 60 percent and year 2 is 40 percent; when the business is up and running, this tax abatement kick in.

T. Giard stated that on page six of the ordinance, applications are submitted to the town planner and reviewed by the EDC who will make a recommendation to the BOS within 60 days to approve or deny the application. He explained that the EDC has no legislative authority but can make recommendations. T. Giard stated that in his opinion, this project fits the application. He asked for discussion and for a positive recommendation to forward this to the BOS.

M. Tristany stated for the record that the submitted application; the real estate property value is \$99,470; estimated new construction value is \$1,100,000; and the estimated new personal property value is \$100,000 to build out the interior. He stated that the assessor will confirm the tax value of the actual building and new personal property. T. Giard stated that if the figures surpass the two year requirement, it will fall into the next category.

J. Barnie stated that he has studied this particular tax abatement and, in his opinion, they meet all the requirements and necessities of the Section 208 of the ordinance. **MOTION:** J. Barnie moved to forward to the Board of Selectmen our recommendation that the Board of Selectmen move forward with this application. P. Lach seconded the motion.

P. Lach stated that he looks at this with blinders on and they meet the criteria; and we look at to insure the applicant follows this ordinance to the letter. He stated that as far as the budget of the town goes, it is out of our control; there is nothing in the ordinance that states if there is a budget issue in the town, this type of application cannot be submitted. P. Lach stated that the decision to move forward with this is up the Board of Selectmen; and they are the ones who say yea or nay. K. Bousquet asked if the 60 percent the first year and, the second year is the 40 percent based on the first number. T. Giard stated yes.

T. Giard stated that we have a motion and a second to forward a positive recommendation to the BOS the East Coast Auto Tax Abatement Application for a final decision. All were in favor. The motion was carried.

## **7. Correspondence**

There was no correspondence.

## **8. Other Matters**

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

M. Tristany stated that it is an ongoing work in progress. J. Barnie asked if anything was distributed it to us. D. Szall stated that you received information two months ago. J. Barnie stated that D. Szall could send out more information.

### **B. Wind Change Corporation**

J. Barnie stated that the First Selectman told him that Jim Bardia has closed his funding gap and anticipates start up in the third quarter. M. Tristany stated that he has the same information; state funding was issued as well. J. Barnie stated that this will also help with tax revenues. T. Giard asked if the new building will go up as part of the start up. M. Tristany stated that he has tried to contact J. Bardia because if he is putting up the new building, there are Inland Wetland Permits and Planning and Zoning Permits. He stated that they have to revamp the railroad spur on site. T. Giard stated that he will need a building permit as well. J. Barnie stated that it will probably be next year before we see product coming out of there. M. Tristany stated that he has a contract to produce 3,000 wind turbines for 10 years, so he needs to get the ball rolling. J. Barnie stated that the production line will run from the far in to the railroad spur.

T. Giard stated that the sunflower banners are back for repair; they will be stitched so they will be stronger. P. Lach asked how many of them there are. He asked if there are new banners to put up. He stated that Griswold Pride would like to put some up. J. Barnie stated that a business can rent or purchase some banners to advertise their business. There was discussion of this matter.

T. Giard stated that there is a Pachaug Pond Weed Control Association. He asked member is they were interested or knew of people who would be interested in joining to work on a game plan to control and remove the invasive weeds in the pond. M. Tristany stated that people who live on the pond pay significant taxes. T. Giard stated that there are options out there to correct this problem. There was discussion of this matter including possible grant money.

## **9. Adjournment**

T. Giard asked for a motion to adjourn.

**MOTION:** P. Lach moved to adjourn. K. Bousquet seconded the motion. All were in favor. The motion was carried. The meeting adjourned at 7:48 pm.

Respectfully submitted,

Donna M. Szall  
Recording Secretary