



# Town of Griswold



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

**APPROVED MINUTES  
JULY 19, 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. Bernie 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.

**4. Approval of Minutes**

**A. Approval of meeting minutes of May 17, 2017**

T. Giard asked for any corrections or omissions on the minutes. J. Bernie stated that there was an error on page two: should read \$600,000; a correction on page 3, should read 5KV; and on page 3 Item A it should read no.

**MOTION:** P. Lach moved to approve the minutes of May 17, 2017. K. Bousquet seconded the motion. All were in favor. The motion was carried.

**5. Public Comment**

T. Giard asked for comments from the public. Alan Geer, 39 Hill Street stated that Jewett City Savings Bank had their grand opening and unveiling; and he stated that UCFS had their ground breaking and it will be another bright spot in town. He stated he was glad that things are finally moving in the Borough.

T. Giard stated that he had asked Alan Geer if someone from the Borough would like to volunteer to come to EDC meetings. He stated that A. Geer has volunteered to represent the Borough at the EDC meetings. A. Geer stated that it was important because it involves the borough and the town because a really nice community atmosphere can be made here. P. Lach stated that the borough provide EDC with information of what is going on. A. G invited members of the EDC to attend the Borough meetings on the first Monday of every month starting at 6:15 with public comment at the end. T. Giard stated that we will try to get someone from our group there too.

A. Geer stated that courtesy of Wolverine Radio, he does a bi-weekly address to the people about what is coming up.

T. Giard asked for other comments.

Mike Minarsky of Wolverine Radio extended an invitation to the EDC to do a segment about what is going on with the Economic Development Committee and in town. He stated that there have been a few people complaining about not being able to get information. There was discussion of this matter.

M. Minarsky stated that he would like to get a tape of the EDC meeting that can be loaded on to drop box for people to listen to. He stated that he can share a folder for access to the meetings for the week: Borough, BOS, EDC, etc on a Friday night or a Saturday afternoon.

T. Giard asked the members what they thought. J. Barnie stated that the more information we can get out there is good. M. Minarsky stated that it was important to get the information out there by posting links to a media file. There was discussion of this matter of the type of complaints and who was complaining and that it was mainly apathy.

T. Giard stated that M. Minarsky can work this out with the Planning office.

## **6. Matters Presented for Consideration**

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

T. Giard asked M. Tristany to give an update. M. Tristany passed out two letters to the members from Al Kovalik, Project Manager. He read a letter from A. Kovalik dated July 17, 2017 regarding the former Triangle Wire Remediation and Redevelopment Status Update that Green Earth Triangle, LLC had substantive meetings with all relevant departments of DEEP and DECD and have finalized the remedial action plan and soil permit request on June 9, 2017; with the expectation the State will finalize approvals by the third quarter of 2017 and a final permit will be requested following remediation and soil importation work to begin in the fourth quarter of 2017 and the grading and development ready status by the fourth quarter of 2019.

M. Tristany explained the second document was a letter from DEEP to Al Kovalik that they are in receipt of the application package which is being reviewed and that the application fee was \$5,000. M. Tristany stated that things are moving ahead and that it is a lengthy process due to the nature of the materials on the site. T. Giard stated that they are quoting the fourth quarter of 2019; he stated that it is a long time. M. Tristany stated that it is due to the State permitting process. M. Tristany stated that he will follow up with A. Kovalik. T. Giard asked for comments. P. Lach stated that when he was here it was gung ho and now it is two years out. There was discussion of this matter including coordination to be on Wolverine Radio at 10 am on Fridays.

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

T. Giard stated that this project is moving. He stated that he met with them today talking about finances and that they are waiting for DOT final approval. T. Giard stated that they have 90 days to close on the property which may be by December. He stated that they are working on the finances, design, engineering for the site and it is done. He stated that they have a website. He stated that they will present more data to the town on Friday. T. Giard stated that Phase I is up to \$82 million and that it will use the 20 acres in front; and that Phase II will have condos on the back 40 acres with walking trails and other amenities that people will be able to use.

T. Giard stated that there will be 50,000 square feet of mixed use commercial and retail. He stated that this will produce \$2 million in revenue. P. Lach asked how far out Phase II is and what is considered the second phase of the project. He asked if will they do the phase I and then walk away, is that possible. M. Tristany stated that's possible but the 20 acres is the meat of the project; this includes the three buildings of mixed use commercial and market unit apartments on the second floor.

P. Lach asked if they are looking at some analysis of Phase I to decide to go to Phase II. T. Giard stated that it will look at the market for housing to determine if Phase II which is down the road about two

years. P. Lach asked if the amphitheater is part of Phase I. T. Giard stated yes, the amphitheater is part of Phase I.

K. Bousquet asked what the name of the website was. T. Giard stated that it is heritagerivervillage.com. He stated that their website was built by Ryan Aubin.

M. Minarsky stated that at a BOS meeting, men from the Heritage River Village were there and brought nice booklets showing how to contact them. He stated that it had good information in it.

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

T. Giard asked M. Tristany how many people were there. M. Tristany stated that there were 80-85 people. T. Giard stated that it was the best turn out yet and that there were a lot of new faces. He stated that we had good speakers, Eversource was there. J. Barnie stated that the engineer from the project was there for the gas line. T. Giard stated the Geer Overlook will have a permanent structure there for next year.

He stated that the Business Summit is good for the community and it is an opportunity to meet people and exchange business cards. He stated that Jewett City Savings Bank sponsored this year's Business Summit. He asked if anyone would like to sponsor next year's Business Summit.

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

P. Lach stated that there has not been a meeting for the last couple of months since the last event at the park. He stated that he did not know what was going on. J. Barnie asked who was heading it now. P. Lach stated Ricki Bevis.

**7. Correspondence**

There was no correspondence

**8. Other Matters**

**A. Presentation by Ed Burdick on using Wolverine Radio for Economic Development**

T. Giard asked Ed Burdick to speak. Ed Burdick stated that it should be expanded to include Public Access Atlantic Broadband. He stated that he wanted to extend an open invitation to the board join him on his show on Mondays from 5-6 pm that focuses on Griswold and Eastern Connecticut. E. Burdick stated that it is an opportunity for boards like yours to put out information about Griswold. He stated that you can come speak about it when you are ready to put out information or to talk about archived information like the Business Summit and to have an archival base to review. He stated that what information is meeting resistance can be better characterized if we get the information out.

E. Burdick stated that he does a radio program on Wolverine Radio Monday through Thursday from 10 - 11 called Connecticut Conservation. He said that anyone from the commission can stop by to talk on the show to discuss what is going on. He stated that he and Jim are on the Cable Advisory Council and they are considering to have a live feed at the town hall to have live video to the studio in Waterford. M. Tristany asked how extensive the Atlantic Broadband is. E. Burdick stated that he did not know; he would have to check the numbers. J. Barnie stated that they bought Metro Cast.

E. Burdick stated that we have to pay for live feed from the town hall meeting room this since it was waived in 1993 or 1994 to be hooked up. He stated that the meeting room could be set up for sound and video for meetings to go out to the community.

J. Barnie asked if people want to talk, they can come to the studio. E. Burdick stated yes, they would have to come to the studio 10 minutes before 5 p.m. on Monday nights. He stated if we set the meeting room up for a remote studio, we can do the program here. T. Giard asked if his show takes call ins. E.

Burdick stated yes. There was discussion of this matter to use Atlantic Broadband to get information out to the community.

E. Burdick stated that you can't assume that everyone knows what EDC is doing. He stated that we need to show things on visual media so the rest of the 36 miles of Griswold knows what is going on. He stated that we can get the information out there to the television and other media. J. Bernie stated that this is a marketing tool for economic development. He stated that students from the high school audio-visual program can intern here for them to get hands on experience.

M. Minarsky stated that he spoke to Tim Moore on numerous occasions over two years; and not one student has come forward. He stated that Liana just said that we can use the community college. E. Burdick stated that he can talk to the techs at the studio about this. T. Giard stated that we need to create a structure. There was discussion of this matter.

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

M. Tristany stated that we had sent out the existing language in the PoCD a while back for review. J. Bernie stated that we were supposed to review that. M. Tristany stated that the plan is ten years old; and that the current update will have information about Heritage River Village, East Coast Sales, The Point Restaurant, Hannah's Market, and Wolverine Radio; there will be new photographs of the new commercial businesses.

T. Giard stated that the commission trusts your judgment on this to put what needs to be added or deleted.

T. Giard stated that he has some other items.

**Item 1** T. Giard stated that there were orders for banners from businesses at the Summit. He stated that there are three businesses that have paid orders for banners. M. Tristany stated that there are two styles, one with the Heritage River logo and the Sunflowers. M. Minarsky stated that he wanted two banners at the location of the Radio Station. D. Szall will give M. Minarsky a copy of the order form. J. Bernie stated that he passed out about 20 order forms at the Business Summit.

**Item 2:** T. Giard stated that he would like to hook up with a design company to reimage ideas about making Main Street more attractive. A. Geer asked if he was talking about façades on the buildings. T. Giard stated yes. A. Geer stated that they tried to get a grant and the problem was getting the businesses to agree on a façade. M. Tristany stated that we tried to get to grants for the Arremony Building and the building with Unkle Cranky's. He stated that we were not funded on that.

T. Giard stated that we could get a designer to give you a picture of what Main Street can look like; such as a theme. P. Lach stated that we should be working with the Borough to come up with as a design for the businesses on Main Street. Liana Minarsky stated that the high school has a CAD program that students could use as a class project rather than spend dollars for a design professional. M. Tristany asked what CAD program was used, engineering or architecture. Liana Minarsky stated that she did not know. There was discussion of this matter including checking with Norwich Tech to see if that opportunity is there.

A. Geer stated that he has talked to businesses in the Borough to organize a meeting with the businesses so that they can meet and have positive input in the very near future to talk up different ideas. He stated that he was going to send a letter to all the businesses. T. Giard stated that if there is an association that represents all of the businesses in the Borough. There was discussion of this matter including the formation of a Rotary Club for new business people and new ideas

P. Lach stated that he will check at the end of August to look into the high school CAD program.

**Item 3:** T. Giard asked the EDC members that in an effort to support downtown changes, that each member submit three, one-word descriptions of what you would like to see in downtown What impression do you want the downtown to convey. There was discussion of this matter including murals on the buildings. He stated you can send them to Donna to make a list.

K. Bousquet asked if there was a problem with getting the companies to sponsor a banner. T. Giard stated that they will trickle in and that Camero signs will print one or two banners at a time. A. Geer stated that once they see the banners going up, more business will put them up. There was discussion of this matter.

## **9. Adjournment**

T. Giard asked for a motion to adjourn.

**MOTION:** P. Lach moved to adjourn. J. Bernie seconded the motion. All were in favor. The meeting adjourned at 8:06 p.m.

Respectfully submitted,

Donna M. Szall  
Recording Secretary