



# Town of Griswold



28 Main Street  
Griswold, CT 06351  
Phone (860) 376-7060, Fax (860) 376-7070

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

**APPROVED MINUTES  
JULY 20, 2016**

**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, Town Planner Mario J. Tristany and Recording Secretary Donna Szall

**Absent:** James W. Barnie Ken Bousquet

**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 18, 2016**

T. Giard asked for any corrections or omissions on the minutes

**MOTION:** P. Lach moved to approve the minutes of May 18, 2016. 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.

T. Giard gave his congratulations to C. Geer for the approval of her B & B by Planning and Zoning. C. Geer stated that she will be meeting with an architect and the fire marshal to go over the necessary changes to her residence

**6. Matters Presented for Consideration**

**A. Continuation of review of potential zoning impediments to economic development**

T. Giard asked M. Tristany to go over this information. M. Tristany explained that there was a problem with the Borough Regulations regarding Section 2.2 and Section 2.3 and Section 7.1 for existing building in the Borough where the regulations require a full site plan, landscaping or off street parking. He stated that before the McKenzie Ruling, Planning and Zoning Commission could waive certain requirements such as landscaping and parking; but the courts ruled that only Zoning Boards of Appeal could waive or vary a regulation. He stated that in the borough, it is hard to add landscaping or parking where there is no room for off street parking or handicapped accessibility to buildings because the CTDOT right-of way is from the building façade on one side of the street to the building facade on the other side of the street. There was discussion of this matter

M. Tristany suggested removing this language from the Borough Regulations since it cost time and money to vary these regulations

T. Giard asked for a motion that the EDC sponsor and support a text change regulation to the Borough Regulations that was presented by the planner to present to the Planning and Zoning Commission as a regulation change.

**MOTION:** C. Geer so moved. P. Lach seconded the motion. All were in favor. The motion was carried.

**B. Discussion of the Borough minutes to identify economic development.**

P. Lach stated that he did not see anything. T. Giard stated that he did not see anything in the borough minutes for economic development to be involved with. There was consensus by the other members present.

**C. Discussion regarding the sale of municipally-owned properties.**

T. Giard stated that the School Street property was pulled off of the sale list of municipal property to sell since the BOS has recommended that this parcel become part of a Heritage River Park for School Street of which will have parking spaces for overflow for events with a handicapped fishing platform and a passive picnic area, and a food truck slab as well. He explained that Kent and Frost are working on a concept design for this park for \$7300. He stated that there will be a footbridge to link School Street via Burleson Avenue to the Veterans Memorial Park activities.

P. Lach stated that this bridge will be down from the Veterans Memorial Park. There was discussion of this matter. T. Giard stated that he spoke with K. Sullivan about the pump station on Borough land and K. Sullivan did not see a problem since this station is fenced. T. Giard stated that he will make a presentation to the Burgesses when he has the Kent & Frost Concept Plan. T. Giard stated that the parking portion will be ready by this September with some grading and cleaning of the landscape and gravel laid for a Motorcycle Event which should help promote this idea.

T. Giard stated that there will be a domain name of Sunflower Capital of New England. M. Tristany stated that this domain is \$12.00 a year. T. Giard explained that there could be a sign off of the highway and to have an annual festival about Sunflowers. There was discussion of this matter including a sunflower river race and growing sunflowers around town.

**D. Discussion and update of Main Street lighting project.**

M. Tristany stated that this has become problematic and must go for competitive bid which the State requires and it is a lengthy bid specs. He stated that there is no excavation for the lighting project and is only for bolting the lighting bases and wiring them together which will be done by the Griswold DPW. He stated that the bid specs were sent to CTDOT for their review after they had sent in their recommended changes. He stated that those changes were done and that we are still waiting. He stated that CTDOT has not had comments from the Dept. of Fisheries or the State Historic Preservation Officer has to sign off on it. He stated that he hoped it could go out to bid in a couple weeks. There was discussion of this matter including that Eversource has a grant available for \$5000 if it is put toward energy efficient lights where the town can separate out the road portion from the lighting portion to pay for the lighting installation.

M. Tristany stated that the lights came in last week and have the banner poles, the wreath hooks, and matching flag pole holders.

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

P. Lach stated that there has not been another meeting called.

T. Giard asked for a motion to put two items on the agenda.

**MOTION:** P. Lach move to add items to the agenda. C. Geer seconded the motion. All were in favor. The motion was carried.

**ITEM 1:** M. Tristany gave an explanation of some of the projects upcoming and the impediments to development and the changes needed. There was discussion the additional regulations for development projects for future projects.

**MOTION:** C. Geer moved that following approval by the Town Attorney, for the EDC to submit a text amendment of the Griswold Zoning Regulations to the Planning and Zoning Commission. P. Lach seconded the motion. All were in favor. The motion was carried.

**ITEM 2:** M. Tristany explained the draft submitted was an addition to the Town Tax Abatement program based on State Statute 12.65b and 8-13m for mixed-use development that will help to encourage further economic growth in Griswold. He submitted a copy of the proposed addition to the Tax Abatement Program. T. Giard explained that this would allow the BOS to set a specific window at a fixed tax rate. There was discussion of this matter. T. Giard asked for a motion.

**MOTION:** C. Geer moved to forward the Tax Abatement document 12.65b to The BOS to be added for existing Town Tax Abatement Program. P. Lach seconded the motion. All were in favor. The motion was carried.

#### **7. Correspondence**

There was no correspondence.

#### **8. Other Matters**

There were no other matters.

#### **9. Adjournment**

T. Giard asked for a motion to adjourn.

**MOTION:** C. Geer moved to adjourn. P. Lach seconded the motion. All were in favor. The meeting adjourned at 7:59 p.m.

Respectfully submitted,

Donna M. Szall  
Recording Secretary