



Town of Griswold



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

**UNAPPROVED MINUTES
AUGUST 16, 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

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

A. Approval of Minutes of Regular Meeting of March 15, 2017

J. Barnie stated that on page 2, paragraph 7 reads edibility should read eligibility.

MOTION: J. Barnie moved to approve minutes as amended. K. Bousquet seconded the motion. There were 3 aye votes, 1 abstention. The motion was carried.

B. Approval of Minutes of Regular Meeting of July 19, 2017

J. Barnie stated that on page 1 Public Comments reads UCSF, should read UCFS.

MOTION: J. Barnie moved to approve the minutes of December 17, 2015. P. Lach seconded the motion. All were in favor. The motion was carried.

5. Public Comment

T. Giard stated that Alan Geer, Borough Warden and Tina Luft are present tonight. T. Giard asked Tina Luft to explain her idea that she raised at the Round Table meeting to the members.

Tina Luft explained that as 30 year resident of Griswold and a Realtor, she had a idea to help business people who work from home to get information to the public about their businesses. She stated that once a month, two businesses would have a table in the lobby of the Town Hall with brochures and business cards for the general public; and every 30 days, two new home based businesses can put their information on the table. She stated that the tables would have table clothes and banners so that it would look very professional. She stated that this idea can also be extended to the local banks as well. She stated that a business card wall rack could be installed on the wall. She showed the members a photograph from Amazon that sells the racks for \$47.99. T. Giard asked how the businesses would be chosen and who was responsible for removing the information every 30 days.

T. Luft explained that the business that month would be responsible for removing their information. M. Tristany stated that you would need some kind of lottery to determine which business would be eligible next. P. Lach stated that the idea of the business card rack would work best because if the general public was looking for a business, they could find a particular business on the wall rack. C. Geer suggested that the wall rack can have categories for the types of businesses. J. Barnie stated that between the three banks and the Town Hall lobby, there would be close to 100 businesses getting their information to the public within a given year. There was discussion of this matter.

T. Giard suggested that a member of the commission work with Tina Luft to work out the details and make a presentation to the BOS. J. Barnie offered his time to help Tina Luft with this project. A. Geer suggested that the H.S. Shop can build a rack.

Alan Geer, Borough Warden stated that the first Borough local businessmen's summit was a success. He stated that they selected the executive officers: K. Merchant, President, K. Skulczyk, Vice President, and Mike Minarsky as Secretary, Kim Maxson, Treasurer. They will be working on an agenda for the next meeting. He wanted to thank all the businesses for coming to the Borough business summit.

J. Barnie asked if he could add Item 6 E for the Open Space Committee on to the agenda. T. G asked for a motion to add Item 6.E to the agenda.

MOTION: J. Barnie made a motion to add Item 6 E Open Space Committee on the agenda after Item 6. D. P. Lach seconded the motion. All were in favor. The motion was carried.

6. Matters Presented for Consideration

A. Green Earth Triangle, LLC – project update.

T. Giard asked M. Tristany for an update. M. Tristany explained that Green Earth is still waiting for State DEEP to finalize their review of the Stormwater Control Plan and Filling Plan.

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

T. Giard stated that the main partners are meeting with area representatives in the medical field and service field for that industry; they are working on their financial plan. He stated that we will have concrete progress shortly. M. Tristany stated that they must show proof of the majority of the funding is in place for Phase I. J. Barnie asked if they have the DOT permit yet. M. Tristany stated that they have not heard from OSFA; their review is still pending.

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

P. Lach stated that he has no information.

D. Referral from the Griswold Ordinance Committee regarding Ordinance #207 Taxation.

M. Tristany explained that East Coast Sales had applied for a tax abatement review for Ordinance 208. He explained that at that time, Ordinance 208 Tax abatement was not in effect, only Ordinance 207 tax abatement. He stated that Ordinance 207 is in the code of ordinances. He explained that Garnett had recommended that Ordinance 207 be changed to streamline the zoning process. He explained that Ordinance 207 tax incentive abatement process was lengthy, first going to the BOF for approval, then to the BOS for approval, and then to a town meeting. He explained that in 2009, the BOS at the time had approved Ordinance 208 tax abatement; but it never went to the next step.

M. Tristany stated that Ordinance 208 was developed to fast track tax abatement approvals with the BOS as sole authority. M. Tristany stated that J. Barnie and he reviewed and revised

Ordinance 207 and Ordinance 208. He stated that EDC meeting will be the public form and that EDC would take action referring the application to the BOS; then the BOS would take the final action. J. Barnie stated that in the Ordinance, all expenditures over \$50,000 must go to referendum. He stated that some of the tax abatements are well over \$50,000. T. Giard stated that tax abatements are not expenditures. J. Barnie suggested that this should go to the town attorney for an opinion. M. Tristany stated that the town attorney is in the process of reviewing the document. There was discussion of this matter including getting feedback from the Ordinance Committee. M. Tristany stated that when we hear back from the Ordinance Attorney, we can bring it back to the EDC for a formal ok.

E. Discussion of the Open Space Committee

J. Barnie stated that the Ordinance Committee will be reviewing the Open Space Committee piece. He asked if the committee had been disbanded. T. Giard stated that it still exists; but there are no current members since all the terms have expired. J. Barnie stated that there is potential for matching grants through the Open Space Committee. He stated that many towns have a fee that goes into an open space account when a property is sold. He stated that any money in the Open Space account can be used to get matching grants to go for property that the town can acquire.

T. Giard asked if he was looking for the EDC to support that group. He stated that it would require one of the members to sit on that committee. K. Bousquet asked if it was to look for property. T. Giard stated that it meets once a month and is an advisory committee. J. Barnie stated that there are two representatives from the Planning and Zoning Commission, two representatives from the Inland Wetlands Commission, one representative from EDC, one representative from the Recreation Committee, and a selectman. There was discussion of this matter. M. Tristany stated that the state is preferential towards the town to have a percentage of money to put toward a grant. J. Barnie stated that he will see how the discussion goes at the Ordinance Committee for this matter.

J. Barnie asked when OPM was in, they asked about the PoCD. M. Tristany stated yes, the Planning and Zoning Commission has a PoCD subcommittee for the past five months reviewing the plan for updates for the next 10 years. He stated that their review is almost completed; and pursuant to state statute, it will require a review by SECCOG; and after PZC will hold a public hearing. He stated that it will go on to the Town's website for the general public to look at; there will be a copy in the selectman's office, the planning office, and the town clerk's office. J. Barnie asked if the hazard mitigation is part of the PoCD. M. Tristany stated no.

7. Correspondence

- A.** Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Spring 2017, Volume XXI, Issue 2

M. Tristany stated that it was for informational purposes since it has been dealing with zoning issues. T. Giard asked if there was any other correspondence. M. Tristany stated no.

7. Other Matters

Item 1: T. Giard stated that he and a muralist walked the down town and to take on the task of camouflage the downtown. He stated that the muralist took pictures of the different locations

of downtown and she will create computer renderings based on our sunflower theme. He stated that she will put up some type of mural using the sunflower theme. He stated that there is grant money for the murals; and we can pick out strategic locations for the murals. There was discussion of this matter. He will share the renderings when he starts receiving them. A. Geer suggested that they can also meet with the downtown Business Association to help sell the mural idea to the business owners.

Item 2: M. Tristany stated that the two property owners, Lei Metzger and Andy Soulor were not available when we applied for a façade grant last year. He stated that when he told them about the façade grant, both Lei Metzger and Andy Soulor told him that they were willing to match the grant dollar for dollar when there is another façade grant.

Item 3: A. Geer stated that at Route 138 where the car dealership went in, the properties behind it will be cleaned up to attract new businesses to that location.

T. Giard asked if there was any other business. There was no other business.

8. Adjournment

T. Giard asked for a motion to adjourn.

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

Respectfully submitted,

Donna M. Szall
Recording Secretary