



Town of Griswold



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

**UNAPPROVED MINUTES
JANUARY 18, 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 Charlotte Geer 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.

K. Bousquet arrived at 7:03 pm.

4. Approval of Minutes

A. Approval of meeting minutes of November 16, 2016

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

MOTION: J. Barnie moved to approve the minutes of October 19, 2016. P. Lach seconded the motion. There were 3 aye votes and 1 abstention by C. Geer. The motion was carried.

5. Public Comment

T. Giard stated that there was no one present for public comment.

T. Giard closed public comment.

Matters Presented for Consideration

A. Update of Green Earth Triangle, LLC that 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 geotechnical fill in compacted engineered lifts. All environmental work will be performed under 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 Al Kovalik was present to update the members on the proposed remediation of Triangle PWC at 235 East Main Street.

Al Kovalik explained that he is looking for support from the Economic Development Commission regarding the remediation of the Triangle property. He explained that he has been working with the property owners. He stated that there has been an assessment of the site which is a Brownfield site.

A. Kovalik explained the procedures required for the remediation: i.e.: removing the concrete slab, digging down 15 feet to native soils, removing the underground structures, capping the area, bringing in 15 feet of fill and regarding the site.

He stated that this is in preparation for a mixed use commercial and residential. He stated that he will before the Inland Wetlands Commission to request a permit to work within a regulated area. He will be working with the DEEP who will delegate an LEP for the remediation plan to use the site for commercial and residential use that will have the benefit of 1) views of Ashland Pond, a nature trail around the property, a boat launch to add value to market the property; geothermal wells will be installed to supplement heating and air conditioning 5) and that it is a green, sustainable project. He stated that the site will be graded to be a nearly level site.

He explained direct exposure of contaminants and leaching into the soils for the commission.

He explained that the development of the site for the commercial and residential uses will go before the commission has the remediation is completed.

T. Giard stated that a public hearing has been set in Planning and Zoning for February 13, 2017. M. Tristany stated that there is a public hearing in Wetlands for January 19, 2017 at 7:15 p.m. T. Giard stated that the EDC will be present at these public hearings in support of the project.

A. K stated that there will be about 35,000 sq. ft. of commercial and 25,000 sq. feet of residential. J. Barnie asked what the size of the small houses would be. A. Kovalik stated that they will be about 500 sq. ft. each.

K. Bousquet asked if the nature trail will connect with the proposed River Walk. J. Barnie suggested that he will meet with them to discuss how the proposed nature trail will connect with the River Walk.

J. Barnie asked if the residential use will be multi-generational. A. K stated that there will be a community that will benefit by the UCFS project.

J. Barnie asked the value of the project. A. Kovalik stated that it was about \$11 or \$12 million

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

T. Giard stated that the developers will be submitted applications sometime in February for PZC and Inland Wetlands. He explained that the soil scientist has evaluated the site and will submit his report.

C. Discussion and update of 32 School Street project.

T. Giard stated explained that the the State will not be repairing the dam at Slater Avenue so the State will breach the dam to let the river flow so the river at 32 School Street will be a small river and no longer a mill pond so there goes the plan for a river park. He stated that the Town has an offer of purchase of the 32 School Street property. C. Geer asked if the sale will be a taxable property. T. Giard stated no, the offer was made by a church group who would like to make a church community center that Ryan Aubin is in involved with this community center to use also during winter months. There was discussion of this matter.

T. Giard explained that this proposed center will have a building plus outdoor recreation space and a path along the river but there would be no space for parking. He stated that you would need 75 spaces if there are 150 people coming to the center. J. Barnie voiced his concerns for this property and that EDC has invested time and money in this site. He stated that the sale of this property has been broached before and that there is no tax revenue. He stated that the Town has need for more parking and the town would spend more to buy a building to create parking than what this property's purchase price is. He stated the breach in the dam is not a significant impediment to proceed with the type of park we were talking about creating. J. Barnie stated that this property is centrally located in the borough and to sell it for a small amount of dollars and a tax exempt structure makes no sense.

P. Lach agreed with J. Barnie regarding the lack of tax revenue and that it is located down town. He asked what the offer was on the property. M. Tristany stated that the offer was for \$25,000. T. Giard asked M. Tristany to let him know when this item is on the agenda and D. Szall will send emails to the members.

D. Discussion of the Borough minutes to identify economic development.

There were no borough minutes for discussion.

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

P. Lach stated that there were two meetings since November. He stated that the Griswold's Got Talent on the 24 or 25 of June on a weekend. This will be open to any Griswold Resident and open to all ages and whoever goes to Griswold Schools. He stated that it will be held at the School auditorium and tickets will be \$5. There was discussion of this matter

P. Lach stated that when the senior center has moved, a letter was sent to the Selectmen to make the senior center an Art Center for plays and teach people how to act.

7. Correspondence

There was no correspondence.

7. Other Matters

T. Giard stated that he is looking for 150 acres for the high end RV park and Summer Music Festival arena indoor and outdoor. C. Geer asked about the Stott property. T. Giard stated that Lisbon Landing is across the river and it is not attractive for a high end RV park. He state that the developer is will to do a revenue stream for the land seller. He asked the members for leads for that type of acreage.

T. Giard stated that the Business Summit is scheduled for mid June and J. C Savings Bank is sponsoring it this year. He stated that he will be in touch with the Overlook for a location. He asked members to think about speakers. There was discussion of this matter.

J. Barnie asked C. Geer about her B. & B. C. Geer gave an update of the progress of the B & B and explained the problem she is having with the handrails for the stairs.

A. Election of Officers

T. Giard asked for nominations for Chairman. C. Geer nominated T. Giard as Chairman. K. Bousquet seconded the motion. All were in favor. The motion carried. P. Lach stated that he would like to step down as Vice Chairman. P. Lach nominated J. Barnie for Vice Chairman. C. Geer seconded the motion. All were in favor. The motion was carried. J. Barnie nominated C. Geer for Secretary. P. Lach seconded the motion. All were in favor. The motion was carried. T. Giard as Chairman, J. Barnie as Vice Chairman, C. Geer as Secretary

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

T. Giard asked that the members receive sections of the EDC portion of the PoCD over the course of the year. M. Tristany stated that he will do that.

8. Adjournment

T. Giard asked for a motion to adjourn.

MOTION: C. Geer moved to adjourn the Griswold Economic Development Commission. J. Barnie seconded the motion. All were in favor. The meeting adjourned at 7:47 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary