



Town of Griswold



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

**APPROVED MINUTES
NOVEMBER 16, 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, 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.

4. Approval of Minutes

A. Approval of meeting minutes of October 19, 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 a person in the audience. Karen Etchells explained that her business was web design and digital marketing from her home. J. Barnie explained that there was a weekly round table meeting every Wednesday from 10 a.m. to 11 a.m. held by the First Selectman and business owners and invited her to attend.

T. Giard closed public comment.

Matters Presented for Consideration

A. Update of the Griswold zoning Regulation Text Amendment SRC 01-17.

T. Giard explained that this text amendment was presented to the Planning and Zoning Commission on Monday, November 14, 2016. He stated that he gave a brief presentation describing the project and that Jeff Lefkowicz and David Kagan of Heritage River Village were also present and that he requested a public hearing for next month, December 12, 2016 at 6:15 pm. He explained that this project is a mixed use project and the text amendment allows the proposed uses in the C – Commercial Zone.

T. Giard asked members of the commission to go to the public hearing to support this text amendment. He stated that David Kagan and Jeff Lefkowicz will make a full presentation on Heritage River Village.

K. Bousquet arrived at 7:05 pm.

T. Giard stated that they held the roll out at the Business Men's Steak Dinner. He stated that there will be additional roll outs at different events. J. Barnie stated that he would like to see the engineering for the site. T. Giard explained that a soil scientist had identified some additional wet areas so the Condominium section will be moved closer to the river where it flattens out.

B. Discussion and update of 32 School Street project.

K. Bousquet had sent an email out to Chad Frost of Kent & Frost and he received an answer. T. Giard stated that the project has been put on hold. Kent & Frost has asked for come clarification for our next step. He explained that the BOS meeting, M. McKinney was vocal about the project and that it was to be tied into the river walk concept. He stated that he has met with Mario to figure out how to move forward. J. Barnie asked why we are going to just a parking lot rather than the proposed plan by Kent & Frost and that we shouldn't change it. T. Giard stated that he wanted to develop a plan B for the project. M. Tristany stated that M. McKinney concerns were for the footbridge and that it was in a flood plan. M. Tristany stated that the park can be tied into the River Walk using Main Street as part of the River Walk project. He stated that it would increase the foot traffic on Main Street and will help the business. J. Barnie stated that there is \$174,000 released from the Open Space Fund by the Governor. He stated that there can be a town garden and this funding may be available for the garden. T. Giard stated that we need to stress the plus side of the Main Street as part of the River Walk. P. Lach stated that you can set the parking up that is on the plan, and it can be used for the garden, grade it, seed it and put in benches, and look at the river. T. Giard stated that he would like to see a fence at the river's edge for safety.

T. Giard stated that Ryan Aubin talked about getting funding for an ADA playground. M. Tristany stated that we need a plan to present to the BOS. T. Giard asked M. Tristany to talk to Brian Kent about cost. J. Barnie stated that because of the funding for a bridge, it may be dropped since it must be ADA accessible. T. Giard stated that we have sidewalks on Main Street that are ADA accessible to get to Veterans' Park. P. Lach stated to not take the footbridge out; it can be a future phase. There was discussion of this matter.

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

There were no borough minutes for discussion.

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

P. Lach stated that he has not heard from Ricki Bevis and he was very nervous and has not heard from her in two months. He stated that because February is not far away for the talent show. There was discussion of this matter. T. Giard asked to reach out to her about this matter.

7. Correspondence

A. Connecticut Federation of Planning and Zoning Agencies, Quarterly Newsletter, Fall 2016, Volume XX,

B. Copy of Letter to Griswold Public Works.

T. Giard stated that this letter was read into the record at the Selectmen's Meeting thanking them for their efforts with the Main Street lighting project. He stated that we have the sunflower banners and it was suggested to use the Town logo on a banner for the off season. P. Lach stated that he talked to Griswold Pride and he suggested banners for the Red Ribbon Griswold Pride. He suggested they talk to the First Selectman. P. Lach stated that they had Christmas Season Greeting Banners at another town and he tried to take a photo of them. T. Giard stated that he will speak with Valerie about the town logo. M. Tristany stated that we should use the Heritage River Logo. T. Giard asked M. Tristany to send her the Heritage Logo. There was discussion of this matter.

T. Giard stated that the plaques for the sponsors of the first poles are in. J. Barnie stated that there should be a fund raiser to purchase additional poles and have plaques put on.

7. Other Matters

T. Giard stated that the Johnson Chain Saw location owned by Mike Schultz of Voluntown has an individual to create a fish market at this location similar to Seafood Etc. There was discussion of this matter. M. Tristany stated that he must remove the cars for sale there or he won't accept the plan.

T. Giard stated that on Route 164 project is the need for retail. He stated that there is 42,000 square feet of retail for lease. He asked members to look at potential businesses for this location. T. Giard stated that he introduced Ray Churchill to Jeff Lefkowicz regarding the amphitheater and the auditorium that will be located at Heritage River Village.

K. Bousquet asked if there would be a square foot rental number on the street because that is what people are interested in what will be charged. T. Giard stated that he spoke to a commercial realtor at he told me that it was \$12 triple net. T. Giard stated that the developer will build to suit. There was discussion of this matter.

T. Giard stated that Heritage River Village has a website: welcometoheritagerivervillage.com.

J. Barnie stated that East Coast Sales is coming along the roof is up on the shop and the walls are nearly up, the roof is on the office area and wants to pave on Friday, the fence is going up and there was regarding for better visibility. J. Barnie asked about the plan for the Heritage River Walk. T. Giard stated that Heritage River Village will have walking paths; and when he is in full swing, we can tie it into the Heritage River Walk. He stated that this may give us leverage for funding. J. Barnie asked if the River Walk would be ADA accessible. M. Tristany stated that to get federal and state money, it needs to be ADA accessible.

M. Tristany stated that we filed a Brownfield Remediation Grant for PWC.

C. Geer asked if Heritage River Village would be a Catalyst for the Ceruzzi property that abuts it. T. Giard stated that we need to have infrastructure that will run past Ceruzzi's property. There was discussion of this matter including a Silicon Valley Business interested in the Route 164 corridor.

T. Giard asked about her B & B. C. Geer talked about the difficulties that she was having with the fire codes and had to eliminate the downstairs bedroom and that the stairways that need handrails and it was suggested to use wrought iron. There was discussion of this matter.

T. Giard asked about the Overlook. C. Geer stated that they are taking bookings into 2018 so they are doing excellent business and had a fabulous season. She stated that they will build a barn in two years.

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