



Town of Griswold

28 Main Street
Griswold, CT 06351



Board of Selectman Special Meeting Main Street Site Walk May 15th, 2014 2:30 PM

APPROVED MINUTES

1. **Call to Order/Roll Call** – Meeting was called to order at 2:32 PM by Kevin Skulczyck, First Selectman

Members Present: Kevin Skulczyck, First Selectman
Steve Mikutel, Second Selectman
Philip Anthony, Third Selectman

Others Present: Lisa M. Wood, Executive Assistant
Alan Geer, Borough Warden
Tom Giard, EDC Chairman
2 other interested citizens
1 member of the press

2. **Walk of Main Street to discuss and possibly act on Main Street projects to be included for submission with the next MSIF grant application** – The walk began at the Maynard building and Elizah's Alley. S. Mikutel asked what the thinking was behind suggesting the Maynard building for a facade improvement. T. Giard commented it is a gateway to the downtown community and is manageable by size. The overhang has visible mold and is overall not conducive to the community. S. Mikutel asked if there has been consultation with the owner. K. Skulczyck confirmed the owner's of both suggested buildings have been contacted. There is one letter of commitment received and we are waiting for the other. He also confirmed for P. Anthony that this will be strictly grant and not a revolving loan fund of any kind. S. Mikutel noted he wants to keep as much flexibility in the grant as possible and be able to also offer a low interest or no interest loan. K. Skulczyck commented a revolving loan is not something that can be achieved with this loan. T. Giard commented the EDC is looking into ways to establish a revolving loan program. P. Anthony asked what facade improvements were planned with the \$90,000. T. Giard commented professional cleaning of the facade, minor repairs, possibly painting and new overhangs were suggested. It was agreed by the BOS that \$90,000 seemed a high dollar amount for such improvements. P. Anthony asked if there were any schematics for the proposal that helped to arrive at that dollar amount.

S. Mikutel commented that this grant proposal needs to provide for money to be set aside for a design architect to provide plans and cost estimates for uniform improvements. K Skulczyck noted that he believes the town planner commented that Kent & Frost has some of those designs available from the original plan. S. Mikutel again noted money for the design services needs to be set aside in this grant so the plans are available to show the business owners and get them to buy into it. K. Skulczyck asked if the master plan provides for this. P. Anthony commented the master plan is for direction only.

The Finn Block was discussed and the possibility of turning Elizah's alley into a green area with some benches and tables that the nearby restaurants could benefit from. S. Mikutel asked who would monitor the tables so people were not congregating and drinking. Frank Rubino from Uncle Kranky's commented he has already looked into obtain a liquor permit for a patio if the alley is closed or made one way. P. Anthony commented the changing of the alley is a good idea. However, he feels the majority of the businesses in town that have been there some time are looking for uniformity of the buildings when you look down the street. He suggests seeing what the business owners have to say at the parking meeting on the 20th of May, but he feels the consensus is to do all the facade improvements first. S. Mikutel agreed setting priorities first is a good idea. K. Skulczyck noted the lights will be done in November and then it will be spring before the next phase commences. T. Giard agreed that P. Anthony made a good point and should concentrate on as many facades as possible and provide for possibly three similar designs for the property owners to choose from. K. Skulczyck commented we could still think about shutting the alley down if the property owners want to do something. K. Skulczyck then confirmed that M. Tristany will have to revise the grant proposal, to include only facade improvements. He also noted he is not opposed to that. S. Mikutel commented the facades should be number one priority but would also like to see a provision for some cameras. P. Anthony noted he couldn't agree more, but still feels the focus this time should be on facades. K. Skulczyck noted he would also like to see a provision for cameras. T. Giard noted that grants that go forward with a single goal do not have as much appeal as those that have multiple goals. The other proposed building for facade improvement was discussed briefly, but it was agreed to not list specific buildings in the grant and to list as facade improvement to do as much as possible.

The Board of Selectmen continued the meeting in the downstairs meeting room at Town Hall. S. Mikutel noted he felt P. Anthony's suggestion to focus primarily on facade improvements is a good one. The grant application needs to be revised to reflect the emphasis on facade improvements up and down Main Street and not limit ourselves to specific buildings. There also needs to be a request for part of the money to allow for an architectural design so property owners can see what it would look like and to provide for uniformity. K. Skulczyck commented part of community development is safety and feels the cameras would help to that development. P. Anthony again noted his support for the cameras, but with limited funds available feels the focus needs to remain on uniform facade improvement. S. Mikutel agreed

with P. Anthony and suggested possibly obtaining money for the cameras under a different grant.

MOTION: Motion was made by S. Mikutel, seconded by P. Anthony, to revise the grant application to reflect the emphasis on facade improvement up and down Main Street, not limited to specific buildings, and to include money for architectural design services to keep the improvements uniform. **Motion carried unanimously.**

S. Mikutel noted the Main Street flower boxes had not been placed yet. K. Skulczyck noted they are supposed to be placed today and that there is an EDC member who expressed an interest in helping to maintain them.

3. Adjournment

MOTION: Motion was made by S. Mikutel, seconded by P. Anthony, to adjourn the meeting at 3:15 PM. **Motion carried unanimously.**

Respectfully Submitted,

**Lisa M. Wood,
Executive Assistant**