



Town of Griswold



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GRISWOLD ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING

MINUTES

JANUARY 18, 2012

GRISWOLD TOWN HALL

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 7:01 p.m. at the Griswold Senior Center.

2. Roll Call

Present: Chairman Thomas Giard, Jr., Paul Lach, Chris Hargus, Erika Bevis, Kevin Skulczyck, Town Planner Carl Fontneau, and Recording Secretary Donna Szall.

3. Determination of Quorum

T. Giard stated that there is a quorum for this regular meeting of the Economic Development Commission.

4. Approval of Minutes

- A. Minutes of Regular Meeting of July 20, 2011, September 21, 2011, October 27, 2011, and November 16, 2011.

T. Giard asked for any corrections or omission to the corrected agenda item. P. Lach made a motion to accept the minutes as presented. C. Hargus seconded the motion. All were in favor. The motion carried.

Erika Bevis arrived at 7:03 p.m.

5. Workshop

A. Discussion of Draft Master Corridor Plan for Main Street

T. Giard asked C. Fontneau to give an update. C. Fontneau explained that he was in receipt of Draft III of the Main Street Corridor Plan from Kent & Frost that incorporated the EDC comments. He stated that he will give a copy of this draft to Sheila Hummel at the DECD tomorrow and he will give CD copies to this commission. He stated that there is about \$40K that was uncommitted to this document and that the contract between the state and the town will be modified so that this \$40K can be dedicated to Kent and Frost for a work statement. He explained that the street scape features are part of phase 1 and are dependent on the Town hall Park in front of the town hall building. He is recommended that in step 3 engineering the town hall park as well as parking in back in the same project and to seek senior center input and open space and needs input to get a design. He stated that in March there will be a new program for funding that may become available. P. Lach asked if all the \$40K will be rolled into this

project. C. Fontneau stated that the \$40K will be rolled over and see what we get for a project. There was discussion of this matter.

C. Fontneau stated that the logo was not final and on January 10, the BOS did not reach a decision on the logo and there was little input by the BOS. C. Fontneau stated that he was concerned with having the name Jewett City or Griswold on the logo. T. Giard stated that the logo should only state Heritage River Community so that it would be more generic. T. Giard stated that the planner relay the concerns that the logo be more generic and not isolate any one name. There was discussion of this matter.

T. Giard asked if the BOS wealong with the Heritage River Community. C. Fontneau stated that they did not give much input. Brian Kent and Jamie Caporaso will redesign the logo. He stated that there is engineering and design needed for the town hall park and parking in the back; this will show the area that it can look nice on Main Street. There was discussion of this matter including storm drainage and layouts.

T. Giard asked how much was left. C. Fontneau stated that of the \$200K, there is roughly \$60K but \$20K is reserved for the information kiosk in front of the town hall. He stated that the park can encourage others public and private money to give for the Main Street project. T. Giard asked if there was a estimate of the cost. C. Fontneau stated that it is in Appendix 9.3 of Draft III. T. Giard asked the cost of the front of the town hall. C. Fontneau stated that it was \$137K for lighting, paving, curbing, landscaping. C. Fontneau stated that the logo redesign will be discussed at the BOS meeting on January 24, 2012 at 6:30 p.m.

B. Discussion of STEAP and MDP grants and 226 East Main Street need for demolition funds.

T. Giard asked if this would come from the next round of state grants. C. Fontneau stated we did not get the STEAP grant for the façade program because it was given to the town for roads. He stated that there is a limit of \$500K for each town. C. Fontneau stated that there will be a STEAP grant maybe in the Fall. C. Fontneau stated that the new program in March has a main street component and we are in excellent shape to compete for those funds. C. Fontneau stated that the town does qualify to do Small City Block Grants on top of STEAP grants to get the main street component done. There was discussion of this matter.

T. Giard asked about the 226 East Main Street. C. Fontneau stated that DECD was restructured and we a working with new people. He explained that the Town-owned Triangle parcel, the town is in a bind because we only have \$80K for the demolition and need \$250K more. T. Giard asked if there is a risk of losing money. C. Fontneau stated yes if the town doesn't show evidence that we are starting the program up, Dory Parr, the EPA project coordinator will be concerned and start to back off. C. Fontneau explained that because Griswold was randomly chosen for Federal bench audit, he has worked with the finance officer to create policies that are in writing; Dory Parr has put in writing her concerns that something must be done by June they could back off on support of the project; we changed the timing of the statement of work. C. Fontneau stated that he has submitted capital improvement project for the budget of \$250K raised, half that amount would be recouped with the sale of the land. There was discussion of this matter.

C. Fontneau stated that Kagen Associates is interested in 226 East Main Street. He explained that he and David Kagen and Frank Harris will be going the DECD to talk with Ned Moore, Brownfields Program, go over a conceptual site plan for 62-72 assisted living units in 3 stories, with 43 permanent jobs, with 27 part-time jobs on three shifts. He stated that the Brownfields program putting up a Brownfields demolition proposal to submit on February 3, and to help Kagen Associates to look for a lower interest construction loan to do the project. He stated that decd should be able to support. T. Giard asked if this would close the gap for the \$250k. C. Fontneau stated that the grant will help close that gap. The state will not finance demolition funds for a project that does not have a developer. T. Giard asked how committed Kagen was to the project. C. Fontneau stated that Kagen Associates they are committed enough to have site plans and cost analyses. There was discussion of this matter including as the

possibility of the developer to front the demolition money against the land cost as well as a guarantee to CECD about creating permanent job.

C. Fontneau stated that he will be at the BOS for the First selectman to sign the grant proposal. When the funds are available there will be a competitive bidding process. C. Fontneau explained that if Kagen fronts the money, it does not have to go to competitive bid and they have 4 estimates currently. He stated that we would bid for the demolition tasks, licensed environmental professional guidance for demolition and cleanup, cleanup contractor removing contaminated soil and re-grading it as part of the cost for the site to be ready for a project.

C. Commercial Report

C. Fontneau explained that there are two applications for liquor stores pending; one on Route 138 and one in the Slater Mill Mall. He stated that there is a site plan modification for the 102 units proposed at Pleasant View. He stated that the public hearing is closed and may be approved with conditions in February. There was no progress at the hotel site on route 164. He stated that there were inquiries for the Wyre Wind site, 32 School Street and one for the Stotts property but has not had any follow-up.

He stated that P & Z needs to revise their regulations to make it easier for new uses for existing commercial locations that have existing parking, existing landscaping as well as to define the performance guarantee to protect the town. He stated that the remaining 52 lots in the Polinsky subdivision will be un-subdivided and this will put a large parcel of acreage adjacent to the east side of I-395 with the potential for rezoning as C-1 or as a Business Park dependent upon acquiring frontage on to Route 201. There was discussion of this matter including that the through road supporting the 52 lots was not developed.

C. Fontneau stated that the buy-in tie-in incentive legal question is on hold until he gets clear written determination of where to send the questions either to the old land use attorney or the new land use attorney. T. Giard asked if it would help if we sent a letter of support to authorize a letter to the first selectman pursuant to the fact that the town planner needs clarification of which land use attorney to whom to pose questions. There was discussion of this matter including a history new sewer plant, the amount of funds from Griswold and Jewett City obtained for the project, and of the buy-in tie-in sewer use fee discrepancy between Griswold, Jewett City and Lisbon for commercial development, the current case by case and buy-in tie-in sliding fee scale, and the expansion of the sewer and water to the Route 164 corridor for commercial development. C. Fontneau stated that he will get a letter to the First Selectman under the EDC Commission's signature.

D. Input to Planning & Zoning Commission update to the PoCD.

C. Fontneau explained that the PoCD will be updated and he would like the language in the town PoCD be more consistent with the State PoCD. He explained that the zoning map has been changed for the aquifer protection area Hopeville Well Field. He explained that the commercial uses on Route 12 are the most affected by the Aquifer Protection Area. C. Fontneau stated that he saw a letter about Southeastern Regional Water Authority regarding regional water planning to support bringing water from Mansfield and Storrs through Franklin and the secondary source in the Quinebaug River near the Stott property in the flood plan on the site. He stated that this may or may not happen. There was discussion of this matter including certain well head separation distances, uses, and more effective best management practices. He stated that we want to be in a priority funding area. C. Fontneau stated that there will be input to future zoning, as well as water and sewer areas and in the implementation plan that includes growth management principles.

E. Space Needs Committee Report

T. Giard asked E. Bevis if she was still on that committee. She explained that there really has been no movement but have had no luck finding a community center that included the youth center and the

senior center. She stated that the senior center has decided that they would like to stay where they are but they would like to add a second floor for which they can obtain a grant. . She stated that Ryan Aubin would like the old VNA building for use as a Youth Center with the State Police having their office there as well. She stated that the ambulance building is being vacated and that there was talk of obtaining the abutting property next to the senior center. There was discussion of this matter.

C. Hargus asked where the furniture for down town was being stored. C. Fontneau stated that they are being stored at the Public Works Garage. He stated that he attended Griswold Now meeting to see what their commitment would be for adding plants to the planters as a project. There was discussion of this matter including tags on the planters for who made donations or which business was responsible for maintenance.

T. Giard asked if Brian Kent was going to attend the BOS meeting on January 24, 2012, to please let the commission know so that the EDC can promote the logo. T. Giard asked that letters go to the CTDOT for permission for banners on the bridge. There was discussion of this matter.

K. Skulczyck asked how much the commission does to go to business to tell them how the EDC can help them. C. Fontneau explained that there is a \$600.00 budget. T. Giard that there really has not been much to offer the businesses by the EDC; we have been trying to fund projects such as Main Street and the sewer project. He stated that we don't have the apparatus or the budget to do much. We try to do things with the website. There was discussion of this matter including that a business incentive ordinance for a tax abatement program for new businesses is waiting review by the BOF and BOS to be implemented in the Town.

6. Correspondence

There was no correspondence.

7. Adjournment

T. Giard asked for a motion to adjourn. P. Lach made a motion to adjourn. C. Hargus seconded the motion. All were in favor. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary