



Town of Griswold



28 Main Street
Griswold, CT 06351
Phone (860) 376-7060, Fax (860) 376-7070

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

**APPROVED MINUTES
JANUARY 20, 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, Ken Bousquet, Town Planner Mario J. Tristany and Recording Secretary Donna Szall

Absent: Charlotte Geer, James W. Barnie

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 November 18, 2015

T. Giard asked for any corrections or omissions on the minutes. P. Lach and K. Bousquet stated that he was not present for this meeting. T. Giard asked for a motion to table to the next meeting.

MOTION: P. Lach moved to table the minutes of November 18, 2015 to the next regular meeting. K. Bousquet seconded the motion. All were in favor. The motion was carried.

5. Public Comment

T. Giard stated that First Selectman Kevin Skulczyk was present and asked if he had any comments. K. Skulczyk stated no. T. Giard asked if there was anyone who would like to make public comment. There was no one present to make a public comment. T. Giard closed public comment.

6. Matters Presented for Consideration

A. Discussion and progress of 2016 STEAP application

T. Giard asked for an update. M. Tristany explained that the announcements for the STEAP grant awards are due in February so it will be in a couple of weeks.

B. Continuation of review of potential zoning impediments to economic development

1. Update on C-1/C-2 Analysis Chart with Blended Commercial Zoning Regulations

T. Giard stated that the Planning and Zoning public hearing for the Blending of the C1 and C2 zones is on February 8, 2016. He stated that he will make his presentation.

M. Tristany discussed that the email from M. Branse of his review of the proposed zone change. He stated that M. Branse questioned whether over 55 housing belonged in C-2 zones. M. Tristany explained that many commercial zones have residential uses above the street level.

M. Tristany stated that M. Branse questioned having a building square footage as a dividing line between permitted uses and special exception uses explaining that permitted uses are suitable for all areas of a zone. M. Tristany stated that M. Branse pointed out overlap for Section 7.3.4, 7.3.11, 7.3.12; and 7.14. M. Tristany stated that those issues have been addressed in the combined zone. There was discussion of this matter.

M. Tristany state that M. Branse suggested moving food vending operations to apply to all zones. M. Tristany stated that he did not think that it would be appropriate for residential areas since food vending operations do not pay substantial taxes to the town.

T. Giard thanked M. Tristany for putting the combined regulations together. M. Tristany stated that the abutting towns and the SECCOG AND NECCOG were notified of this public hearing. He stated that SECCOG and Lisbon sent letters that they saw no conflict. He stated that letters from the other abutting towns and NECCOG may still be received before the public hearing and stated that sometimes the town does not send a letter.

T. Giard stated that there should be more copies of this combined C zone to be available to the public for the hearing on February 8.

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

P. Lach stated that he had looked at the Borough minutes. He asked if the Borough had requested a grant for the sidewalk study. M. Tristany stated that the Borough did not contact him to write up a grant; he stated that the deadline was past. T. Giard stated that they did not apply for the funding. P. Lach asked that having the Borough minutes to review keeps the EDC updated on what the Borough is planning.

D. Discussion regarding the sale of municipally-owned properties.

T. Giard asked if the auction sale for School Street was all set. He stated that the starting bid price was set for \$35,000 and that the lot was less than 2 acres. He stated that there needs to be 15 foot setbacks for access for the river walk. P. Lach stated that there needs to be a right of way granted to the town and this should be done legally for access to the river. There was discussion of this matter.

E. Discussion and update of Main Street lighting project.

T. Giard stated that the lights look beautiful on Main Street. M. Tristany stated that the Cobra street lights have been disconnected. P. Lach stated since they have all the LED lamps for t the cobra lights should be placed in other street lights in other areas in the Borough. There was discussion of this matter.

7. Correspondence

T. Giard stated that this correspondence was discussed in an earlier item.

7. Other Matters

T. Giard asked about the solar farm. M. Tristany stated that there will be a meeting over the next month for this item.

T. Giard stated that American Ambulance is looking for an area to put a 50,000 sq. ft. building for their ambulance service. T. Giard stated that there will be a meeting with the principles later in the month.

8. Adjournment

T. Giard asked for a motion to adjourn.

MOTION: K. Bousquet moved to adjourn the Griswold Economic Development Commission. P. Lach seconded the motion. All were in favor. The meeting adjourned at 7:22 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary