



Town of Griswold



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

GRISWOLD ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING

MINUTES

APRIL 18, 2012

GRISWOLD TOWN HALL

I. REGULAR MEETING (7:00 P.M.)

1. Call to Order

Chairman Thomas Giard, Jr. called this special meeting of the Griswold Economic Development Commission to order at 7:00 P.M.

2. Roll Call

Present: Chairman Thomas Giard, Jr., Paul Lach, Chris Hargus, Kevin Skulczyck, Town Planner Carl Fontneau, and Recording Secretary Donna Szall. Also present was Joel Francouer.

Absent: Erika Bevis

3. Determination of Quorum

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

4. Approval of Minutes

A. Approval of minutes the regular meeting of March 21, 2012

T. Giard asked for any corrections or omissions to the minutes of March 21, 2012. K. Skulczyck made a motion to approve the minutes. C. Hargus seconded the motion. All were in favor. The motion as carried.

5. Workshop

A. Discussion of revised Main Street Tasking

C. Fontneau explained that T. Giard and P. Lach attended the BOS meeting to get a signature to direct the \$60,000 to revise the contract for the Main Street Project and for a final site plan for the Town Hall. He stated that a signature was needed to extend the contract with the DECD from June 30 to December 31, 2012. C. Fontneau stated that he has not spoken with the DECD project manager regarding directing some funds to create a revolving loan fund for façade improvements. He explained that there was some confusion for the \$60,000 to be used for contract services for the design of banners and for the site plan to redesign the Town Hall parking and green space and features of the Main Street Plan as a construction plan. This will allow us to cost out and apply for a STEAP grant or a new grant program for main street project there the Connecticut Main Street.

T. Giard explained that we had to main street stakeholder meeting and we discussed the remaining \$90,000 for a project to redesign the green space and parking for the Town hall with a kiosk and signage and asked what the stakeholders would like. There was no input from those in attendance. We approached the BOS to approve to amend the contract to spend the \$60,000 for an engineered construction for the front of the Town Hall. He explained that the BOS wanted to see three concepts before they made a decision. C. Fontneau explained that Kent and Frost is not under contract to do this. T. Giard asked the BOS to extend the contract to the DECD from June 30 to December 31, 2012. There was discussion of this matter. T. Giard asked that C. Fontneau write a letter for the BOS to sign a letter requesting to extend the contract date from June to December. He stated that the BOS will not sign off on the \$60,000.

K. Skulczyck asked about the \$60,000 for the plan from Kent and Frost; where will the money come to do the project. C. Fontneau stated that we do not know yet. T. Giard stated that we cannot get the money without a plan. He stated that the BOS would have to approve a concept plan anyway. There was discussion of this matter including that the BOS did not want to see a net loss in parking.

T. Giard asked the members for consensus to go forward to get the date change signed off on by the BOS to buy some time. P. Lach asked about the flags. T. Giard stated that they have already been purchased. K. Skulczyck asked in meeting with everyone, did they offer any thoughts that would improve business to make this work. There was discussion of this matter. T. Giard stated that the issue now is the planters and finding a location and someone to maintain them. He stated that the BOS was sure that the business owner would take care of the planters. T. Giard stated that we are looking for a plan B so that we can spend the \$60,000 so that we can get more money from the state.

P. Lach asked about having someone take care of the planters and how much would it cost for the summer months. T. Giard stated that we could have a long-term contract to have a landscaper take care of the planters out of the \$60,000. There was discussion of this matter including that any purchased would need BOS approval.

C. Fontneau stated that Mr. Francouer has a plan for gateway signs with the new logo. Joel Francouer stated that he gave the BOS a copy of his plan for the signs. He stated that it would be on Tift Street showing "Welcome to Jewett City". He stated that the town does not have enough parking and needs more around town. T. Giard stated that there is limited on-street parking and there could be parking behind Main Street stores since we cannot make on-street any bigger. T. Giard asked where this sign would be located. J. Francouer stated that it would be at the corner of Tift Street and Route 12 in front of the pumping station owned by the town. He's been to Stone Memorials about a granite stone with the logo laser-etched on to the stone which will be sitting on top of a stone wall. He stated that there is granite and rock to do the wall placed at a 45 angle and cover the chain link fencing of the pumping station. He stated that this type of sign could be placed at other areas of the town to be part of the Main Street project. He stated that he needs to meet with Todd Babbitt about the location and using the materials at the town hall. T. Giard stated that we will see where this can fit into the Main Street plan. K. Skulczyck asked what the cost would be. J. Francouer stated that the cost is attached. T. Giard thanked Mr. Francouer.

T. Giard explained that Mr. Leffler added light poles to the front of his property that mimics the light in Fanning Park. He stated that the lights are reasonable to purchase. C. Fontneau looked into it and that it would make sense to consider that general style for the Main Street and on the Town Hall Plan and at the properties next door to show a stretch of Main Street showing the trees and lights as an example of how it would look. T. Giard stated that they also sell a building sconce of the same fixture as walkway lights for pedestrians. T. Giard stated that if we buy these lights and get property owners to agree we can install the lights and maintain the lights to enhance their property. K. Skulczyck stated that if we don't change the front of the buildings, aren't we putting the cart before the horse. T. Giard stated that he didn't have an answer, but he's willing to go the BOS to purchase the lights. There was discussion of this matter. D. Szall stated that you could start with some of the buildings that are in decent condition light the library the bank, the insurance building. K. Skulczyck asked what the insurance building cost. C. Fontneau stated that it was 30,000 through a revolving loan. There was discussion of this matter

including that it was important to modify the contract to allow for contractor services light someone to maintain the planters.

T. Giard stated that he wants a letter going to the BOS for the contract extension date from June to December. C. Fontneau stated yes. He explained that there is no money allocated for contractor services, the money left is for purchases of items. P. Lach stated that we need to spend this money and he was concerned that the BOS seems to have dug in their heels to go forward with the Main Street project. T. Giard stated that they are balking at the \$60,000. He stated that the BOS did not was to change the front with the loss of parking

T. Giard stated that we should get a quote for a couple dozen lights and sconces and stock pile the lights and we will use them as some point. He stated that Carl will do the quotes to mimic the lights at Fanning Park. P. Lach stated that we need to spend this money. T. Giard asked if we paid for the banners yes. D. Szall asked if the Veterans Memorial Park is part of the plan so that the lighting can go there.

K. Skulczyck stated that he belongs to the Recreation Commission and that there is a section of grass to the right of the Nurses that could be used for a parking area paved with gravel for 30 cars. C. Fontneau stated that that facility is rented by Day Kimball. There was discussion of this matter including that it would require an 8-24 Review by Planning and Zoning. T. Giard asked K. Skulczyck to find out if it could be done. K. Skulczyck stated that the farmer's market will be at the park and the parking would be helpful.

T. Giard stated that there will be a future river walk for that area. C. Fontneau stated that the Slater dam may be removed by the state. It will revert to its natural boundaries. T. Giard stated that it could be a brook walk instead of a river walk. P. Lach suggested putting some planter boxes as the park. T. Giard stated that lights can go at the park. There was discussion of this matter including ordering more light fixtures for the park.

T. Giard asked about the banners, can they be obtained elsewhere if we don't go with Kent and Frost. C. Fontneau stated that we could probably use another contractor. He will speak to Jamie about what she means by putting the design on the banner. There was discussion of this matter. T. Giard stated find out about the banners.

P. Lach stated that we need someone to service the planters. C. Fontneau stated that we have to move money from stuff to serves. K. Skulczyck suggested that there could be community outreach. T. Giard stated that there was a liability factor with kids doing the work. There was discussion of this matter. T. Giard suggested moving \$10,000 to \$15,000 for contract services for a contractor who will set them up and maintain them. T. Giard asked C. Fontneau to check on the planters.

T. Giard asked C. Fontneau to get a letter to CTDOT from the BOS for permission to hang the banners. There was discussion of this matter including that S. Mikutel can help to get the banners in place.

B. Discussion of 226 East Main Street Status

C. Fontneau explained that the DECD gave the town the grant for the demolition. He stated that he is meeting with the DECD person to have a tour of the facility tomorrow. He stated that the state bond commission endorsed the demolition money and he as contacted DEP and EPA for mobilizing their funds. He explained that Dory Parr, EPA project manager suggested that there be 3 source bidding procedure to hire a licensed environmental professional who would run the site who would deal with any issues that arise, demolition and cleanup. C. Fontneau explained that a LEP would be able to help get a better RFP for the town and there is coordination and the BOS can decide who does what. He will work with Jim Olsen and Rick Standish to see how an LEP would be worked out in a letter proposal. He stated that this was suggested by one of the grant project managers. There was discussion of this matter.

C. Commercial Report

C. Fontneau state that the liquor store is still pending at the Slater Mill Mall and he was waiting for a response from the Town Attorney regarding questions of zoning regulation interpretation for the distance between the school property and the liquor store and for the liquor store and the church to be

located in the same building. He stated that he has not heard from the hotel developer. He stated that the Pleasant View Condominiums have been approved and the Aspinook View Condominiums have been approved and they have applied for a building permit.

C. Fontneau stated that he spoke to a recycling facility that is interested in a lot on Route 138 near Latham Road for woodchip and food waste recycling. There was discussion of this matter.

C. Fontneau stated that he spoke to a representative of DECD for information of for the possibility of a Research and Development Research facility in the C-1 zone on Route 164 at the Stott property.

D. Discussion of the Buy-in tie-in Fees

T. Girard explained that they requested to be at the Sewer Authority Meeting. C. Fontneau stated that they will be having a meeting on May 9th and the EDC is invited for 5 p.m in their office on Main Street. T. Giard gave a brief history of the Jewett City Sewer Authority project and the reduced fees for Lisbon's commercial activity. There was discussion of this matter for the amount of money contributed by Griswold and the allocation of flow. T. Giard asked for members of the EDC to attend. C. Fontneau suggested that the Griswold Water Pollution Control Authority members C. Merrill and M. Tristany to attend as well.

E. Space Needs Committee Report

T. Giard stated that the Space Needs Committee did not meet in April. The meeting was cancelled

6. Correspondence

C. Fontneau stated that he spoke with the property owner of the 18 acre lot that is land locked behind Haven Health Care who will have the parcel appraised and is amenable to a reasonable price for the strip that we want. C. Fontneau stated that he could donate it if he received a reasonable tax write-off. C. Fontneau stated that he is going to a Retooling Retail Workshop at NU tomorrow. T. Giard explained that a river walk up the Quinebaug River was a pet project of Mel Jetmore; we think it would be a nice quality of life with trails that are already there used by Cross Country with this lot being t the end of the of the line. He stated that the Open Space Land Acquisition Committee wants to apply for a grant to for opens space which is a 60:40 split. He stated that currently the Open Space Land Acquisition account has about \$50,000 to meet the funding requirement.

7. Adjournment

T. Giard asked for a motion to adjourn. K. Skulczyck made a motion to adjourn. C. Hargus seconded the motion. All were in favor. The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary