



Town of Griswold



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GRISWOLD ECONOMIC DEVELOPMENT COMMISSION

Meeting of May 16, 2012 7:00 P.M. First Floor Meeting Room of Town Hall

MEETING MINUTES

REGULAR MEETING

1.Call to Order. Chairman Giard called the regular meeting of the Economic Development Commission to order at 7:03 P.M.

2.Roll Call: Present were Giard, Bevis, and Lach. Absent were Skulcyk and Hargis.

3.Determination of Quorum: There was a quorum present to hold the meeting

4.Approval Minutes of Meeting of April 18, 2012: After brief discussion, Erika Bevis MOVED, SECONDED by Paul Lach, TO APPROVE THE MINUTES OF APRIL 18,2012 AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

5. Workshop

5A. Presentation by Ryan Aubin on the VNA Building used for a Youth Center.

The Youth and Parks/Recreation Director Ryan Aubin handed out some materials and presented a video and powerpoint presentation showing the types of programs and participation his department have. Then Ryan presented the virtues of a future move from the present location in Slater Mill to the former location of the Visiting Nurse Association presently rented by Day Kimble Hospital. When he lease expires in September 2013 and when at the same time a use restriction on a previous renovation grant also expires, Ryan hoped to generate commission support for the BOS using the VNA facility to house a renovated Youth Center with a better location adjacent to Veterans Memorial Park, perhaps additional parking, and also near Main Street area. Giard offered the comment that the Space and Needs Committee had looked into future uses of the VNA building and found them interested in continuing the lease at that point. There was some discussion about the merits of supporting in concept the reuse of the former VNA building as a replacement Youth Center. EDC members generally thought it might be a good idea to write a letter of support to BOS but were concerned that it might be premature at this point to do this. Erika Bevis MOVED, SECONDED by Paul Lach TO WRITE A LETTER OF SUPPORT TO THE BOARD OF SELECTMAN AT A MORE APPROPRIATE TIME CLOSER TO SEPTEMBER 2013. MOTION CARRIED UNANIMOUSLY.

5B. Next MDP Steps/Next Steps for Triangle Parcel: After some discussion about communication between the BOS and EDC, the members encouraged the Town Planner to prepare ASAP a draft RFP to three knowledgeable sources for services of an LEP (Licensed Environmental Professional) at 226 East Main during the building materials testing phase, the demolition phase, the soil remediation phase, and the post- clean up monitoring and report phase.

5C. Next steps for buy in/tie in incentive project. Tom Giard described the results of a meeting on May 9 with the JCPU/Board of Commissioners who constitute the Jewett City Water Pollution Control Authority and members of the Griswold Water Pollution Control Authority. Giard was interested in forming a cooperative partnership which would be able to help make the buy-in fees for future commercial businesses in Griswold an incentive rather than an important negative up-front cost in locating in Griswold. Giard envisioned a procedure including EDC, BOS, and GWPCA which helped reduce up-front fees for businesses that created certain number of jobs. Thus, the funds now approximating \$3.5 million that were transferred to the sewer plan or to piping for this plant would justify an agreement with JCWPCA to have a portion of the flowage (gallons/day) allocated to Griswold and incentivized by the resulting procedure to help encourage new business in the Town. Giard requested that the Board of Selectmen ask the consulting Town Attorney to review the original allocation document for GWPCA and suggest how by-laws or procedural understanding could be changed to allow more incentive to business buy-ins indexed to job creation.

5D. Next steps for STEAP grant on Main Street Corridor Plan: The BOS have decided to change the emphasis of the second portion of the Main Street Phase 1 project back from the initiation of the building façade improvement program to purchase and installation of Phase 1 streetscape improvements such as sidewalk pole lighting, sidewalk improvements, additional benches, and other materials. It was not certain whether or how it was desired to proceed with the sidewalk planter already purchased, assembled, and stored.

5E. Space Needs Committee Report: Tom Giard stated that there had been no meetings lately. However, in the past, this committee had considered several locations for a new or improved Youth Center/State Police office.

5F. Status of Commercial Projects: Home and Garden center on Rt 138 got some minor modifications in their site plan on Monday PZC meeting....they are trying to open for mid summer with three full time employees and 3-6 part-time employees in spring and fall season. American Legion housing project will soon get CO and begin the evaluation and selection of the future residents. Wetlands has a permit application for a large lot at Exit 86 where the sand/gravel are expected to be removed to make it more saleable for commercial development. Planner has talked recently with agents interested in land adjacent to Ocean State Job Lot or at Wyre-Wynde for significant development (both of which are interested in the Enterprise Zone tax benefits possible for the parcels). New Hotel is still trying to secure financing and Planner has talked to someone interested in developing the 4000 square foot PAD restaurant next to the invisible hotel. The

existing hotel (AmericInn) is considering some development proposals and they want to cut off a lot on Route 164 (after demolition of the house on it) and develop a 8000 square foot professional office building on the site with some necessary zoning variances.

6. Correspondence/Miscellaneous: The draft locational guide map for the upcoming State POCD 2013-2018 was reviewed and found quite favorable at this point for Griswold since it contains increased areas of “priority development area” where the commercial zoning already is thus making these parcels eligible for state infrastructure development assistance. The planner had a hand in this over three years ago when he urged both water and sewer entities to add proposed logical extensions of their services into the mapped areas in their own plans to the state where more commercial development was to occur in the future.

Tom Giard mentioned he had attended the reformation meeting of Griswold NOW group at the River Ridge Restaurant. There is some hope that this group would integrate again and focus on an agenda that would champion local economic development. Giard also mentioned that many of the present initiatives will be more difficult with reduced availability of staff expected in next fiscal years budget.

7. Adjournment There being no further business, Bevis MOVED, SECONDED by Lach, TO ADJOURN THE MEETING AT 8:32 P.M. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Carl S. Fontneau, AICP
Town Planner/Secretary Pro Tempore