



Town of Griswold



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GRISWOLD ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES

MAY 20, 2009

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 7:00 p.m.

2. Roll Call

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

Philip Anthony, First Selectman was also present

Absent: Vice Chairman Melvin Jetmore, Matthew Baber,

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 April 15, 2009

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

5. Correspondence

6. Matters Presented for Consideration

A. Discussion of Business Incentive Policy and Web Site Review

C. Fontneau explained that the BOS took the action and approves the draft business policy as presented and that is why Phil Anthony is present. C. Fontneau asked him for some guidance for staff and EDC that they can do for the BOS. P. Anthony stated that the policy was long overdue. He explained that Griswold has not had any incentives but that recently the DPUC has authorized a 5-year staggered payment for buy-in/tie-in fees. There was discussion of this matter including that boards and commissions approach DPUC to establish the infrastructure for

the Stott parcel, the 164 corridor and for the project list to make Griswold more attractive to developers.

P. Anthony stated that a review of incentives from other towns would be a first step. P. Anthony stated that the EDC can begin to gather this information. T. Giard stated that we have this policy that is a solid document and asked C. Fontneau what the next step would be. C. Fontneau explained that a town ordinance should be implemented and asked if that was what the BOS wanted. P. Anthony stated yes to work with the town attorney for an ordinance for the incentive policy. There was discussion of this matter including that the incentive policy is statutory regarding the numbers based on State guidelines. T. Giard stated to pass the incentive ordinance first and then it can be amended. P. Anthony stated that he would support the ordinance. P. Anthony asked C. Fontneau to access CCM for samples of other town policies. T. Giard asked P. Lach to do a survey of local towns. P. Lach agreed to do the survey.

C. Fontneau explained the website review report and that any changes should be free or low cost. There was discussion of this matter including that the report cites that the Economic Development needs a webpage for developer on-line access. P. Anthony suggested that Ryan Aubin, Youth Services Director can assist with the website. There was discussion of this matter including grant writing duties and utilizing the school programs. T. Giard stated that the EDC will write a letter of support as an economic development stimulus for grant writing services discussed to the BOS. There was further discussion of this matter.

T. Giard stated that the BOS can petition the USPS to designate 06351 as Griswold, not Jewett for search engines on the internet for developers looking for commercial property having discussed this issue at the EDC meeting. There was discussion of this matter.

B. Status of Draft #3 of Municipal Development Plan

T. Giard asked C. Fontneau to give the status of the Draft MDP. C. Fontneau explained the details discussed with Nelson Tereso, ORD Project Coordinator of the DECD, additional site plan, costing, job creation and public benefit details of three priorities. 1. Triangle 2.3 acre parcel with 60,000 s.f. building; 2. St. Mary School conversion that has a site plan before the planning and zoning commission and costs for infrastructure improvements where gap funding from DECD to supplement HUD 202 funding; 3. Downtown action for revitalization of Main Street for façade improvements, sidewalk and lighting amenities along the street line as well as addressing traffic patterns, stormwater structures, access improvement to Route 12 and other infrastructure components. C. Fontneau explained the secondary tier of priorities. N. Tereso suggested that the EDC send a letter to the DECD for the revised and updated priority list.

P. Anthony gave an overview of the 2.3 acre Triangle parcel to the Commission. He stated that there is grant money for the phase 3 and that there has been unsolicited interest in this 2.3 acre parcel as well as interest in the 15.3 acre Triangle parcel. There was discussion of this matter including the back taxes, demolition and remediation and the need for conceptual site plans for the two Triangle parcels provided to the DECD.

T. Giard asked if Lombardi Oil was interested in the 2.3 acre Triangle parcel. P. Anthony stated that he spoke with S. Lombardi on the matter regarding the condition of the site. There was discussion of this matter including the contaminants on the site that require remediation of the soil. T. Giard asked if S. Lombardi would submit a conceptual plan for the 2.3 acre Triangle parcel. P. Anthony to speak with S. Lombardi and he asked C. Fontneau to send S. Lombardi a copy of the phase 2 plan.

C. Fontneau raised the issue of the downtown area and to mobilize the business owners to talk about concepts for downtown. P. Anthony explained some of the problems such as lack of

parking, what will bring the people to downtown; safety. T. Giard stated that a new streetscape needs to be created to attract people and potential business to the downtown and provide municipal parking. There was discussion of this matter including obtaining a STEEP grant and that Jewett City is Griswold business district.

T. Giard asked if a consultant can design a streetscape site plan to present to downtown business owners. P. Anthony would like the business owners to meet with the EDC to address the issue of façade improvements, period lighting, landscaping, sidewalks and parking. There was discussion of this matter. C. Fontneau stated that Paula Stahl of Green Valley Institute can do a design manual for streetscapes and facades for downtown. She is part of the UConn extension program. He stated that project would require TPA to be involved.

C. Fontneau asked the commission to charge him with modifying the MDP. There was discussion of this matter including that TPA would be part of the development of downtown and Triangle. C. Fontneau will contact Nelson Tereso for a time frame. T. Giard charged C. Fontneau to take the steps as outlined. C. Fontneau will rewrite the letter and get more guidance from N. Tereso for a time frame to get these things done.

P. Anthony asked how Main Street USA operates. C. Fontneau stated that it is something that is applied form with the town providing seed money to get a group organized to implement changes. There was discussion of this matter including the cost involved and what Main Street USA can do. C. Fontneau stated that Main Street USA will give a presentation if the business owners will come and that P. Stahl and others at Landscape Architecture may have students to design a streetscape as part of their course work. P. Anthony asked C. Fontneau to look into having a presentation on these matters. C. Fontneau state he will set something up for a regular EDC meeting. There was further discussion of this matter.

C. Status of development in Town and Borough

D. Other topics as presented.

There were no other topics discussed. C will right a letter on EDC's behalf to N. Tereso that reflects the topics of the email and what we did tonight. P. Anthony invited the EDC members to call any time on any or all issues to be addressed.

7. Adjournment

T. Giard asked for a motion to adjourn. C. Hargus made a motion to adjourn. P. Lach seconded the motion. All were in favor. The meeting adjourned at 8:36 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary