



Town of Griswold



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

**APPROVED MINUTES
JULY 15, 2015**

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, James W. Barnie, Ken Bousquet, Town Planner Mario J. Tristany and Recording Secretary Donna Szall

Also Present: Jason Vincent, NCDC

Absent: Charlotte Geer

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 June 17, 2015

T. Giard asked for any corrections or omissions on the minutes

MOTION: J. Barnie moved to approve the minutes of June 17, 2015. T. Giard seconded the motion. All were in favor. The motion was carried.

5. Public Comment

T. Giard stated that Jason Vincent was in the audience and will be speaking with the commission later in the agenda. There was no one present to make a public comment.

6. Matters Presented for Consideration

A. Discussion and update of a Town of Griswold Commercial Small Business Revolving Fund

T. Giard explained that this is an ongoing effort and there is no funding awaiting the sale of the 226 East Main Street property for United Community Services. M. Tristany explained that he spoke with Pam Kinder; and UCFS is required to go through a formal request for qualifications for design and engineering of the proposed development because of State OPM funding requirements. J. Barnie asked if they were seeking additional funding. M. Tristany stated yes, this addition funding will help to complete the second floor of their building. There was discussion of this matter.

P. Lach asked if this was a go once this money was available. T. Giard stated that there are other projects that the First Selectman is looking at to help fund the Eastern Connecticut Performing Arts Association. He explained that the Eastern Connecticut Performing Arts needing \$25K to match the \$475K bonding they anticipate receiving. He stated that this group will be a major impact to the borough of Jewett City. There was discussion of this matter including that there are possible sales of residential properties to go into this revolving loan fund.

K. Bousquet arrived at 7:10 p.m.

P. Lach stated that non-profits usually fund-raise to get funding that is required. Jason Vincent stated that there can be in-kind contributions through the town as well as debt equity; the \$25K must be non-state funds. J. Bernie stated that there should be a plan B and a plan C. J. Vincent stated that the \$25K should be raised by the group and gives it to the town for the funding. There was discussion of this matter. T. Giard stated that he is meeting with this group and will bring some of these ideas to them and get their feedback.

B. Discussion and update of STEAP grant downtown streetscape improvements

T. Giard asked M. Tristany to explain. M. Tristany stated that the money is still coming and that Griswold and Lisbon are on the list. He explained that K. Skulczyck received an email from April Capone who is in charge of the STEAP program, that there will be a date later on in the summer for those announcements; and that there will be an announcement for the 2016 STEAP round is upcoming but there is no date yet.

T. Giard stated that if the funding is received, then the light project will be completed this year. M. Tristany stated yes. T. Giard stated that K. Skulczyck spoke about having the Jewett City light company putting in man hours. M. Tristany stated that the public works and JC electric could do the work to save some money. T. Giard stated that Prime Electric should come in to finish the work.

K. Bousquet asked if the street lights have been purchased. M. Tristany stated that there are 14 lights purchased. K. Bousquet stated that the lead time for lighting is long. M. Tristany stated that it was about six weeks for the 14 lights.. There was discussion of this matter.

J. Bernie asked if the banners have been kept. M. Tristany stated that those banners and hardware were dropped. He explained that they were very expensive. P. Lach stated that the banners were a big part of having them on the street.

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

T. Giard stated that we should look at what impediments there are to development in the zoning regulations. M. Tristany stated that the zoning regulations are on the website and, in their spare time, members could go through the regulations and review them and pick out those regulations that they have questions about. D. Szall stated that everyone got regulations in PDF format to review. M. Tristany stated that members can make notes of anything that they have a question about.

J. Vincent stated that members should go through the commercial and industrial zoning districts so that we can go through them. He suggested inviting the major users of the regulations in a forum to give their thoughts on what they think about the regulations. He stated that the forum could be at 7 am with coffee and food, and invite them to this forum. P. Lach suggested holding this forum at the AmericInn. There was discussion of this matter including that this can give a new perspective of the regulations to run by the PZC.

T. Giard stated that it can be an EDC workshop. J. Vincent stated that it becomes a public meeting if the EDC calls this meeting. M. Tristany stated that he can call this meeting as the planner. J. Vincent stated that this can be held in the late fall where those users such as surveyors, engineers, attorneys and developers who can be personally invited to attend. There was discussion of this matter including that the rules for zoning should be more uniform.

T. Giard asked the members to review the regulations and M. Tristany can look at a calendar to hold this forum.

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

T. Giard stated that the contract with Byron Lazine will be listing the school Street property. J. Bernie stated that the town should reserve the right for a walking trail along the river for residents to use for a River Walk that is in the Main Street Plan. M. Tristany stated that there is an historic right of way through that private residence from School Street to Ashland Street. J. Bernie suggested that the selectmen have the town attorney research the easement. J. Vincent stated that Monsanto in Stonington Borough has a walking path along the waterway; and he suggested that they can look at how this was accomplished. There was discussion of this matter including that the School Street property has a 75 foot wetlands setback and is in a flood plain and

tip of land at the end of Burluson Lane for a bridge to connect that area with the downtown and utilizing land from the Sewer Treatment Plant to the high school along the river.

E. Discussion of the Business Summit at overlook at Geer Tree Farm.

T. Giard asked for comments about the Summit. P. Lach stated that he was disappointed that there wasn't more business represented there and that the State representatives were not there. T. Giard suggested that the EDC hook up with the Griswold Business Men's Club where the EDC can sponsor series of speakers at their monthly meeting to educate people about economic opportunities. P. Lach suggested speaking with Stewart Norman about what topics they would be interested. There was discussion of this matter including obtaining a list of topics. T. Giard stated that this can be in lieu of a business summit. J. Bernie will speak to S. Norman regarding speakers for the Griswold Business Men's Club.

J. Vincent asked what the cost was of the summit. T. Giard stated that it was sponsored by Eastern Savings Bank and the Overlook. P. Lach asked if anyone has sent thank you letters to the Overlook and Eastern Savings Bank and Mike Minarsky. There was discussion of this matter.

T. Giard stated that M. Tristany will write letters to those people involved.

7. Correspondence

There was no correspondence.

8. Other Matters

T. Giard asked if there were other matter. P. Lach what was discussed at the Round Table meeting. T. Giard stated that we can look at the community as a whole where the Enterprise Zone can be expanded by making application to the State. J. Bernie asked if the enterprise zone was exclusively for manufacturing. J. Vincent stated yes and explained how the enterprise zone worked. There was discussion of this matter. T. Giard asked for suggestions for next month's meeting.

J. Bernie stated that American Ambulance was meeting with the State in July 21 and should have an agreement within 24 hours. T. Giard stated that AA wants to set up in Griswold and have a repair facility set up and possible expansion. J. Bernie gave a list of the topics discussed. P. Lach stated that he was told that he could not comment at the Round Table meeting. There was discussion of this matter.

T. Giard asked for suggestions for possible types of development for a vacant property at Route 164 and I-395 near Petro Max. There was discussion of this matter.

J. Vincent asked if recorded minutes and notes were required by law. There was discussion of this matter. M. Tristany will get with the town attorney for recording requirements.

T. Giard asked for additional items. K. Bousquet asked about the regulations. M. Tristany explained that K. Bousquet go through at find those regulations or sections where he had questions or were confusing or he thought could be changed or modified. T. Giard stated that the EDC can push through changes to the zoning regulations. J. Vincent stated that the committee get together to go over some of the things that could be made into the document and have a copy of the map of the enterprise zone for next month. K. Bousquet stated that he will look into the banner holders for the light poles. M. Tristany stated that the components were made for those particular light poles. There was discussion of this matter.

8. Adjournment

T. Giard asked for a motion to adjourn.

MOTION: P. Lach moved to adjourn the Griswold Economic Development Commission. J. Bernie seconded the motion. All were in favor. The meeting adjourned at 8:18 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary