



Town of Griswold



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GRISWOLD ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES AUGUST 20, 2008 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 7:04 p.m.

2. Roll Call

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

Absent:

3. Determination of Quorum

T. Giard stated that there is a quorum for this regular meeting of the Economic Development Commission. There was discussion of placing Cynthia Kata as a regular member.

4. Approval of Minutes

A. Minutes of Regular Meeting of July 16, 2008

M. Jetmore made a motion to accept the minutes as presented. P. Lach seconded the motion. All were in favor. The motion was carried.

5. Correspondence

There was no correspondence.

6. Workshop

A. TPA Design Group presentation and updates on Draft MDP

Burt Sacco of TPA Design Group made a presentation to the commission and audience. He explained the definition of the Municipal Design Plan (MDP) and that this is a tool for economic development in the community. He explained that it looked at roads, topography, utilities, traffic flow, buildings and level of service. He showed where the MDP area was in Jewett City and the town.

B. Sacco explained the environmental issues for some areas within the MDP which were areas of concern that would require remediation. He stated that the value of the property is lessened by the costs for clean up.

B. Sacco outlined the economic appeal of the area for a good economic base, housing, retail, office space and light manufacturing and warehousing. He spoke about balanced growth and the trend for not using green space but using areas that have utilities.

B. Sacco outlined the four areas in the MDP; namely the site known as Wyre Wynd, Slater Mill, Downtown and Triangle Wire. He stated that it was important to keep Wyre Wynd here and expanding and cited some areas of concern regarding obsolete buildings and environmental issues as well as the cost of power to run the facility. He stated that the town should work with the owner to bring it up to code. There was discussion of this matter.

B. Sacco explained the areas of concern for downtown Jewett City. He explained that there were vacant upper floors, and cited incentive zoning for upper floors. He stated that there are grants available for façade improvements and streetscape improvements. He stated that there was space for a small grocery store. He outlined the traffic issues at two intersections where the traffic light needed modifications. He stated the split road at Fanning Park should have a signal that is coordinated with the Ashland Street light. There was discussion of this matter.

B. Sacco described the problems with the Triangle Wire site which was an obsolete abandoned building. He explained the environmental problems of the site. He stated that it would cost between \$4 million and \$7 million to demolish and clean up. He stated that funding would be available through the state, if there was an actual developer with an actual plan. There was discussion of this matter.

B. Sacco explained that there is a need for niche manufacturing for an area to reduce transportation costs, reach the client base and tap into the labor supply. M. Jetmore stated that Jewett City has railroad sidings that can be utilized for transportation. There was discussion of this matter.

B. Sacco identified the parking problem in the downtown area. He stated that the parking can be reorganized so that available street parking is used by customers and not used by shop owners and staff. There was discussion of this matter.

M. Jetmore stated that the downtown area needed funding from the façade programs and streetscape programs to make it attractive to customers.

P. Anthony asked what could be done now with Triangle Wire. B. Sacco stated that the town can put out a request for proposal looking for a developer to invest in the site. There was discussion of this matter including that P. Anthony seek town counsel in this matter.

C. Kata asked if there was funding available for assisted living facilities. B. Sacco described the types of continuing care that was available and that funding can be obtained. There was discussion of this matter including a moratorium on certificates of need from the state.

Bob Emmitt from IWG Wyre Wynd was present and explained that they are interested in having their site cleaned up to the residential standard. He explained that they do not how the land. He stated that there is an agreement in place that if the site is cleaned up the residential standard,

then IWG would purchase the property. There was lengthy discussion of this matter including the existence of tax incentives.

B. Sacco reviewed the Hailey and Aldrich report and he questioned their citing that the clean up for Phase II as being undetermined for the Triangle site. T. Giard asked if the phase II was complete. There was discussion of this matter. C. Fontneau stated that there was \$120,000 remaining in the grant that could be available to a viable developer.

C. Fontneau stated that SECTOR is providing a bus trip of developers to tour two areas in town. He asked B. Sacco if he could make a similar but shorter presentation to the Business Men's Association in town though it was outside the scope of the contract. B. Sacco stated he would. T. Giard explained that they will be meeting at the VFW in Jewett City on October 14th at 7 p.m. for dinner and B. Sacco can make his presentation at 8 p.m. and that members should attend if possible. There was discussion on this matter.

Ryan Aubin, Director of FYS and Recreation stated that they received a grant for \$120,000 to improve the little league field, the playground and the skate park. There was discussion of this matter.

7. Adjournment

T. Giard asked for a motion to adjourn. M. Jetmore so moved. P. Lach seconded the motion. All were in favor. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary