



Town of Griswold



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GRISWOLD ECONOMIC DEVELOPMENT COMMISSION

REGULAR MEETING MINUTES

NOVEMBER 17, 2010

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, Matthew Baber Town Planner Carl Fontneau, and Recording Secretary Donna Szall.

Absent: Vice Chairman Melvin Jetmore, Chris Hargus,

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 Special Combined Meeting of Board of Selectmen and Economic Development Commission, August 18, 2010.

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

5. Correspondence

There was no correspondence.

6. Workshop

A. Discussion of Next Steps through the MDP: Triangle Wire status check

T. Giard asked C. Fontneau for an update. C. Fontneau explained that the Triangle town parcel started since there is no money for the demolition. There is \$200,000 for soil clean up. He explained that the

Phase III environmental site assessment and the remedial action plan were sent to Mark Lewis at DEP for approval as soon as possible. The remedial action plan is to remove soil and dispose of it off site from the front of the building and the loading dock area. The estimate has been increased to 300,000 for the clean up; he felt that it would not be that much when it is put out to bid. The letter was sent to the bond commission and that there won't be a meeting until December 10 in order to modify the scope of the DEP money that is within the statutes. He explained that Bert Sacco of TPA Design Group will put together a trial work statement for the next fiscal year for Griswold for a sum of money to help out with the town's triangle parcel and adding value and work on the private Triangle parcel and some funds or downtown for about \$3-5 million for the project based on what DECD submits to the budget process. The MDP was done to establish a funding path.

C. Fontneau explained that the owners of the large Triangle parcel have done nothing to the site other than demolition and triggered the Transfer Act in 2007. There have been no environmental studies done and no phase III or remediation plan. When the Transfer Act was triggered, they still share in the responsibilities of the Transfer Act up with a new owner when the site is sold. C. Fontneau stated that if the municipality would not trigger the Transfer Act if eminent domain is implemented by town leadership. The town would be able to clean in up with the proper funding through grants. M. Baber asked for an explanation of the Transfer Act. C. Fontneau explained that The Connecticut Transfer Act can be found in the Connecticut General Statutes administered by DEP where the old owner and the new owner share the responsibility of the cleanup of a site. There was discussion of this matter including using eminent domain for the large Triangle site to complete the environmental studies.

C. Fontneau stated that the EDC advise the Board of Selectmen to push for ownership of the large Triangle parcel when the money is received from DECD for the Town Triangle parcel and for downtown Main Street. T. Giard asked what the timeline would be to obtain funds. C. Fontneau stated that in could take some time and that the money would be sometime in June. T. Giard asked what the lowest workable number would be. C. Fontneau stated that it would be \$80K to \$100K for demolition of the small parcel.

B. Discussion of request for commercial incentives through the Buy-in/Tie-in-in Fee Credit Program

T. Giard asked C. Fontneau to explain the items in the hand out. C. Fontneau explained the waste treatment construction phase figures were used at a workshop where multiple sources were utilized to obtain funds. He stated that some small cities grants came through the town of Griswold. He stated that sewer pipe and separation of stormwater was split between Jewett City and the town of Griswold. He stated that extension of the sewer pipe on Route 164 and on Route 138 was paid mostly by the town for approximately \$1.84 million. He explained the third component in the late 1990's there were a lot of grants for the planning and the design of the sewer plant and for the piping. Those plans are in the archives. C. Fontneau stated that he will speak with Ken Sullivan again about this; but much of this predates his directorship. He stated that there was a lot of double payments for buy-in tie-in. C. Fontneau stated that it would be better to be able to reduce the buy-in tie-in for commercial uses. There was discussion of this matter including that Griswold got little or no credit for the funds contributed to the sewer plan project.

C. Fontneau stated that Lisbon paid 4.4 million for 208,000 gpd of flow so that their water pollution control authority can waive buy-in tie-in fees. The total flow allocated to Griswold is 160,000 gpd and the actual flow rate for Griswold is 40,000 gpd. T. Giard explained the history of the rates for Lisbon and the rates for Griswold to the commission. C. Fontneau stated that if there was more flow the plant

would run more efficiently and the annual operating costs would be better. There was discussion of this matter including getting an opinion from the town attorney and to get confirmation of the funds given for the project of those items paid up front.

C. Discussion of STEAP grant downtown streetscape improvements

C. Fontneau stated that I filled out the STEAP grant forms and submitted a cover letter, a draft, a financial plan and a budget to the project manager and if there are no problems there will be a contract between the town and the DECD who will act as fiduciary. It is \$80K for a main street corridor streetscape master plan that included the related things in adjacent lots. \$100K will be for things bought and installed on the sidewalk or above the sidewalk when there is a theme and design for Main Street.

T. Giard asked about the procedure that is necessary. C. Fontneau stated that we develop a scope of services and advertise an RFQ where firms will respond outlining their experience with this type of project. Develop an evaluation plan all this is reviewed by the DECD. A selection committee will select a short list and the Board of Selectmen will interview the short list firms. EDC should attend this interview process; one firm would be selected and a work statement be developed and be negotiated the cost with that firm. P. Lach stated that there would be an RFP given to the short list so that they have all the same requirements. C. Fontneau stated yes that would be given to the short list firms to present their cost for the project. T. Giard stated that all the store-front business owners should be involved in this process. C. Fontneau stated that there will be public hearings through the EDC for input. There was discussion of this matter.

D. Report of activity from the Space Needs Committee

T. Giard gave his report of the space needs committee explaining that the school wants to get in on the space needs so they can abandon their main street building and have offices in the new building with the senior center and recreation program. There was discussion of this matter. T. Giard suggested keeping this item on the agenda for regular updates.

E. Status review for commercial projects

C. Fontneau explained that the new hotel is a Hampton Inn and Suites and will have an affiliation with Foxwoods Casino. There was discussion of this matter.

T. Giard asked about the gas station flashing sign. C. Fontneau stated that this is being referred to the town attorney in this matter. He stated that he and Peter Zvingilas spoke to the owner about not having the sign flashing and that the message can be changed only once a day. There was discussion of this matter including that message boards are allowed for banks with moving content limited to certain hours. C. Fontneau stated that Petro Max gas station has to submit an as-built for the site.

C. Fontneau stated that the powder-coating business has broken ground. The building permits have been obtained.

He stated that he heard that Wyre Wynd's price is anywhere from \$750,000 to \$2,000,000; there have been a few people who have asked about Wyre Wynd, but no one has been seriously interested from the zoning standpoint.

He stated that there will be a restaurant coming on to that hotel site in a separate building at the corner of Route 164 and the 630R access road. He stated that there will be further development on that site further down on the internal access road that requires state traffic commission approval. There was discussion of this matter.

T. Giard asked for discussion of the Schedule of Meetings for 2011. M. Baber made a motion to accept the 2011 Schedule of Meeting. P. Lach seconded the motion. All were in favor. The motion was carried. P. Lach stated that he thought his term was up. There was discussion of this matter. D. Szall will get the term limits from the town clerk to give to the commission.

7. Adjournment

T. Giard asked for a motion to adjourn. P. Lach made a motion to adjourn. M. Baber seconded the motion. All were in favor. The meeting adjourned at 8:07 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary