



Town of Griswold



28 Main Street
Griswold, CT 06351
Phone (860) 376-7060, Fax (860) 376-7070

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

**APPROVED MINUTES
NOVEMBER 18, 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., Charlotte Geer, James W. Barnie Town Planner Mario J. Tristany and Recording Secretary Donna Szall

Absent: Paul Lach, Ken Bousquet,

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 October 21, 2015

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

MOTION: C. Geer moved to approve the minutes of October 21, 2015. J. Barnie seconded the motion. All were in favor. The motion was carried.

5. Public Comment

T. Giard asked if there was anyone who would like to make public comment. He stated that there was one person in the audience who did not wish to make a public comment.

6. Matters Presented for Consideration

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

T. Giard explained that this is tied to the USFS Project will not happen until the spring. He stated that this will be moved forward until something else comes up.

M. Tristany explained that they are waiting for state bonding money for \$2.2 million

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

T. Giard stated that the member submit any changes to the town planner that is inconsistent or is an impediment to submit it to the town planner. J. Barnie stated that he has written some notes. He stated that this is an ongoing effort.

M. Tristany stated that we have to look at the Borough zoning regulations. He stated that there are several second floor living units that have a potential for living space; as well as commercial store fronts. He cited Zuckerbraun as an example where the owner wants to make two storefronts. He stated that this becomes a problem for off street parking. He stated that existing buildings are exempt in other towns from off street parking and we do not have this waiver in our regulations. He stated that he has

done research from other towns that have parking waivers for existing structures downtown. He stated that this could be applied to the borough downtown area. T. Giard stated that we have discussed this in the past and the idea of waiving parking, and that any language would have to be carefully worded. M. Tristany stated that the footprint of the building versus an empty lot where there could be off street parking would be the deciding factor for a parking waiver.

T. Giard stated that this could be the opening for the idea of the need for municipal parking where the town sets up a free municipal parking area. C. Geer stated that having the municipal parking could encourage new business in the borough. She stated that there is a lot of parking behind St. Mary School. She asked who owns that property. T. Giard stated that the diocese own the property. There was discussion of this matter where that lot would provide parking for the church and the building.

J. Barnie stated that there is some vacant land on Mathewson Street and asked if it borders to the back of the church parking lot about 50 feet deep and there is a grade issued. T. Giard stated that he thought it was a sewer right of way. J. Barnie stated that if it is already town property. C. Geer stated that we could go through town together to identify parcels for parking. M. Tristany stated that there is no way that there can be 1 1/2 spaces for parking. D. Szall asked if 1 1/2 parking spaces per unit was a realistic figure for parking. J. Barnie stated that he was going to raise that issue too. C. Geer stated that there should be two. She stated that further up on N. Main Street there is a property that looks like ti is ready for demolition. There was discussion of this matter. J. Barnie stated that there is the school street parcel and maybe it should be looked at for parking. There was discussion of this matter for this being an EDC project to present it to P & Z as a waiver to the present regulation to offer waivers for parking since it is an impediment to economic development. T. Giard asked that this issue should be placed on next month's agenda. C. Geer will look around for potential sites for parking for next month.

J. Barnie stated that the vacant lot behind Anthony Hardware is valuable property as a possible municipal parking. T. Giard stated that it would be a lease. J. Barnie stated that this can be an issue to lease this area if it is reasonable.

1. Update on C-1/C-2 Analysis Chart

T. Giard stated that he presented this blending of the C-1, C-2 zones to the P & Z Commission at their November 9, meeting as a concept and get a feeling for their receptiveness. He stated that they were receptive to the idea of blending; not adding to or subtracting from, what is there in the regulations. The permitted uses and the special exceptions stay the same. He stated that this seems to be a acceptable effort and that people in general thought it was a good idea. J. Barnie stated that what was different between the two zones will be protected by the special exception process.

T. Giard asked if we want to move forward on an application to present to P & Z to do this. He stated that they would accept the application in December and set a public hearing in January. T. Giard stated that he would make the presentation but he wanted EDC member present to help out. He asked M. T if he had anything to add. M. Tristany stated no. He asked for a motion to send a formal application to the Planning and Zoning Commission for the blending of the C-1 and C-2 Zones.

MOTION: C. Geer so moved. J. Barnie seconded the motion. All were in favor. The motion was carried.

C. Discussion of the Borough minutes to identify economic development.

T. Giard asked for comments from the members. J. Barnie stated that we should work toward having the regulations for the borough and the town to be more consistent where it is reasonable to do so. He state that there is a plan to form a committee to look at all the regulations in the town to see what makes sense and make changes where needed. T. Giard stated that there should be a formal letter suggesting that the BOS set up a committee. J. Barnie stated that there a committee is in the process M. Tristany stated that that was to look at ordinances and not specifically for zoning. He didn't think it included zoning regulations. T. Giard stated that they were looking at the town side. He stated that we can recommend that this committee look at the borough and town regulations to join them together. J.

Barnie stated that this committee should look at all the ordinances and all the regulations. There was discussion of matter. T. Giard asked for a motion to send a formal letter to the first selectman.

MOTION: J. Barnie move to send a letter to the first selectman and to the borough warden suggesting that as part of this committee that is being formed that we look at the borough code of regulations and the town code of regulations along with zoning in the borough and zoning in the town. C. Geer seconded the motion. All were in favor. The motion was carried.

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

T. Giard stated that he had nothing for this item. M. Tristany had nothing to add for this item. J. Barnie stated that for the record he was opposed to the sale of the School Street property until various boards or entities in the town have had a chance to evaluate its potential use for town or borough purposes; and if there is no one in the town that feels that this property is of value to them, he had no objection to selling the property as long as there is a stipulated minimum price we are willing to sell it for.

7. Correspondence

T. Giard stated that there is the renewal of the NDCD contract. J. Barnie stated that it was \$5000 originally and Finance Board approved \$10,000 for this year and it is money well spent and we are on the verge of having some things come to fruition. He stated that M. Tristany does the majority of the work; but that J. Vincent has some experience in other area. T. Giard stated that he is another cog in the wheel. He asked for a motion

MOTION: J. Barnie moved to extend the contract with NDCD for a maximum amount of \$10,000 for our services in the coming year. C. Geer seconded. All were in favor. The motion was carried.

8. Other Matters

M. Tristany stated that the 2016 STEAP application has been advertised and we will submit the 2015 application that was not funded for this year's 2016 STEAP application. He explained that the Town paid the overage on the installation work that was done; plus the in-kind work that the Town DPW is doing and the work that Jewett City Electric is doing for the installation of the twelve lights within the next two weeks. J. Barnie asked if the donations will be added. M. Tristany stated that he will be adding that. There was discussion of this matter including that any temporary pavement will be removed and it will be replaced 2" permanent asphalt overlay. M. Tristany explained that we must submit to the state for this next STEAP application but can opt out of STEAP if we are not selected and submit to Urban Action. T. Giard stated that the first selectman suggested a permanent flower box to put over the light bases that will not be used in this grant round. C. Geer stated that Voluntown has their lights and their stamped sidewalks. M. Tristany stated that those are real brick sidewalks.

J. Barnie passed out an update of the project list for the town that identifies an EDC member who wants to champion a project. He asked C. Geer to look over the list for a project that she is interested in. J. Barnie asked for her to send him an email about the projects she is interested in. C. Geer asked if there was someone going into the now vacant Arremomy space. T. Giard stated that there was nothing at this time.

T. Giard asked for a motion to adjourn.

MOTION: C. Geer moved to adjourn at 7:37 pm. T. Giard seconded the motion. The meeting adjourned at 7:37 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary