

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR PUBLIC MEETING
HADDAM YOUTH CENTER
Wednesday, 13 April 2011, at 7:00 PM
UNAPPROVED MINUTES
*Subject to Change by the Commission***

A	Heather Batzner
X	Joseph Bergin
X	Dan Dachelet
A	Barbara Fernandez
X	Michael Fortuna, Chairman
X	Peter Gillespie
A	Lori Maggi
X	David Papallo
X	Edward Vynalek
X	Tom Gidius, EDC Coordinator
X	Paul DeStefano, First Selectman
X	Bunny Hall Batzner

1. Call to Order

Mr. Fortuna called the meeting to order at 7:08 p.m.

2. Attendance

Attendance was taken.

3. Approval of Agenda

No changes were made to the agenda, but Mr. Fortuna did state that he and Mr. DeStefano would need to leave at 8:00 p.m. in order to attend a Board of Finance (BOF) meeting in an attempt to retain Mr. Gidius' job as EDC Coordinator.

4. Approval of Minutes

Tabled.

5. Public Comment

None.

6. EDC Coordinator's Report

a. 105 Bridge Road (Eco-Tourism Center) - Update – Mr. Gidius stated that there have been several inquiries into the site – Overland Experts, an off-road driver training school; Phil Benoit, Vintage Restorers, a home restoration company; and Mike Wiskowski, Carriage House.

Mr. Gidius stated that he met with Lisa Wadge in regard to trying to get DEP to get DOT to clean up the site. Mr. DeStefano stated that when the property was purchased, a previous selectman

was eager to obtain the site and it was done so without the benefit of the site having been cleaned up.

Steve and Val Wyzykowski, 67 Old County Road – Mr. Gidius stated that the Wyzykowski's are installing some greenhouses and will be operating a farm stand type operation selling plants. Mr. Gidius has met with them as well as Paul Hughes, Middlesex County Revitalization Commission, to assist the Wyzykowski's in obtaining agricultural grants, etc. Mr. Gidius stated that the Wyzykowski's have approximately 20 acres and they would like to eventually expand the business to include Christmas trees.

23 and 27 Killingworth Road - Mr. Gidius stated that he has met with Greg McKenna, Higganum Pharmacy, who may be presenting plans within a few weeks. Mr. Dachelet asked if the proposal will be in compliance with the Plan of Conservation and Development (POCD). Mr. Fortuna stated that there may be a bit of a challenge in regard to the mixed use as required by the Village Zoning Regulations more so than the POCD. Mr. Gidius stated that Mr. McKenna has been provided a copy of the regulations.

Brewer's Cow – Mr. Gidius stated that a gentleman is looking at the old Nelson Oil facility on Island Dock Road for the manufacturing of beer syrup (boiling down of beer) for the making of ice cream. Mr. Gidius stated that there were concerns in regard to the septic system, but after discussions with Jeff Miller, Chatham Health District, it appears as if things may be good.

Lisa Wadge – Mr. Gidius stated that Ms. Wadge is still trying to develop a medical/hoteling facility on the former Brookes property. Mr. Gidius explained that hoteling is the offering of medical office space to physicians for short periods of time who only have a small client base in the area (similar to getting a hotel room when on vacation). Mr. Gidius stated that it was suggested to Mr. McKenna to contact Ms. Wadge in regard to this issue.

Sibley Property – Mr. Gidius stated that he had a conversation with Jon Sibley in regard to there being extra space within the Tylerville Country Market and the possibility of a pharmacy within the market. Mr. Gidius stated that Mr. McKenna has been advised of the situation and will speak to Mr. Sibley who in turn will discuss the matter with the owners of the market.

Land Clearing, Tylerville, Rte. 154 – Mr. Gidius stated that surplus state property that was bought at auction has been cleared by the new owners. Mr. Gidius stated that the new owners, but are trying to see what they may be able to attract with the build to suit aspect.

Massage Therapist, Tylerville – Mr. Gidius stated that the massage therapist next to the Cooking Company may be looking to move to the former Brookes property.

Discuss Purchase of 19 Killingworth Road – Mr. Gidius stated that he has spoken to Mr. McKenna in regard to this site and there are no plans at this time.

Coffee Grinders – Mr. Gidius stated that the coffee grinders is located in the former oil company building. Mr. Dachelet stated that the coffee is being sold at the Grist Mill and other venues.

7. Old Business

a. Land Swap – Update

Mr. Vynalek discussed the industrial zoning designation on the Tylerville parcel and that perhaps the land use groups should take into consideration the length of time the parcel has been designated industrial. Mr. Gidius stated that the town is currently working on zoning changes for Tylerville similar to those in Higganum Center and would probably rezone the parcel commercial. Mr. Fortuna stated that the Tylerville parcel would fall within the Tylerville Village District and that both the state and town POCD recognize that parcel as a developable parcel. Further discussion

followed in regard to state owned property directly on the river and the proposed Tylerville parcel not being directly on the river.

Mr. DeStefano stated that there's a new website opposed to the land swap that just opened up and is receiving a lot of hits. Mr. DeStefano also stated that he has met with people who are opposed to the land swap.

Mr. Papallo stated that his neighbor, Kris Pszczolkowski, the owner of The Goodspeed Station, is upset about the use of the Riverhouse partners terming the proposed land swap development as Goodspeed Station. Mr. Papallo stated that he has addressed this matter with Jim Bucko, one of the partners, who agrees with Mr. Pszczolkowski.

Mr. Gidius stated that he had spoken to Mr. Rocco who felt there would be a vote on the land swap in early June.

Mr. Papallo asked Mr. DeStefano if the land swap were approved, would there be anything stopping Mr. Rocco from either not developing the parcel or from selling the parcel for a profit. Mr. DeStefano stated that any development would be controlled by the zoning regulations. Mr. Fortuna stated that if the land swap were approved, he believes there will be a number of restrictions placed upon it.

b. Discuss Implementing a Local Bidder Preference Ordinance to Assist Local Contractors/Businesses - Update

Mr. Fortuna updated Mr. DeStefano on this matter.

NEW BUSINESS

a. EDC Coordinator's Position

Mr. Fortuna stated that the BOF has chosen to cut the EDC Coordinator's position and that he and Mr. DeStefano would be attending their meeting to state their reasons as to why the position should be retained. Mr. Fortuna read a letter to the BOF in regard to retaining the position and asked for the signatures of those Commissioners who support Mr. Gidius. Mr. DeStefano stated that he had obtained a number of letters of support from local business people.

Mr. Dachelet asked what line item within the town's budget has the opportunity to make the town money. Mr. Fortuna stated that if the position is lost, the EDC will be the only commission that would not have staff support. Mr. DeStefano stated that Mr. Gidius has done a great job and believes the position is very important.

b. Farmers' Market

A brief discussion followed in regard to the Farmers' Market line item. Mr. Vynalek stated that the market receives funds from the vendors and doesn't believe any of the money is returned to the town. Mr. DeStefano stated although vendor fees are not returned to the town, the market is trying to bring some activity back to the center of town.

c. Higganum Business Owners' Meeting

Mr. Dachelet stated that the Higganum Vision Group's Economic Restructuring Committee will be hosting the Higganum Business Owners' meeting, Wednesday, 04/25/2011, 6:00 p.m., Higganum Grange. Mr. Dachelet stated that Mr. Fortuna will give a presentation in regard to the proposed sewer project.

d. Connecticut Municipal Water Authority

Mr. Fortuna stated that he and Liz Glidden will be giving a presentation to the Connecticut Municipal Water Authority Agency. At this meeting there will be discussion in regard to the challenges different towns face in getting infrastructure implemented.

e. Thank you

Mr. DeStefano thanked the Commission for all their hard work.

9. Adjournment

MOTION: Joe Bergin made a motion to adjourn. Dave Papallo seconded. Motion carried unanimously.

The meeting adjourned 7:58 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner, Recording Clerk

The next meeting will be held on Wednesday, 11 May 2011, 7:00 p.m.